117 BROADWAY

117 BROADWAY, ARLINGTON, MA 02474

DRAWING LIST

G000	COVER
C-1	GRADING & UTILITY PLAN
C-3	PLANTING PLAN
EX-1	ALTA/ACSM LAND TITLE SURVEY
A001	GENERAL NOTES AND MOUNTING HEIGHTS
A002	DOOR AND FINISH SCHEDULE
A003	WINDOW SCHEDULE
A004	WALL TYPES
A005	FLOOR & ROOF TYPES
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	ROOF PLAN
A201	SOUTH ELEVATION
A202	WEST ELEVATION
A203	EAST ELEVATION
A204	NORTH ELEVATION
A205	BUILDING SECTION
A206	BUILDING SECTION
A300	VERTICAL CIRCULATION
A301	VERTICAL CIRCULATION
A302	VERTICAL CIRCULATION
A303	STAIR DETAILS
A304	ELEVATOR DETAILS
A401	LEVEL 1 REFLECTED CEILING PLAN
A402	LEVEL 2 REFLECTED CEILING PLAN
A403	LEVEL 3 REFLECTED CEILING PLAN
A404	LEVEL 4 REFLECTED CEILING PLAN
A501	WALL SECTIONS
A502	WALL SECTIONS
A503	BUILDING DETAILS
A504	BUILDING DETAILS
A505	BUILDING DETAILS
A506	BUILDING DETAILS
A507	BUILDING DETAILS
A510	ROOF DETAILS
A511	WINDOW DETAILS
A512	WINDOW DETAILS
A513	CURVED EXTERIOR WALL - DETAILS
A601	ENLARGED TYPICAL UNIT PLANS
A602	ENLARGED TYPICAL UNIT PLANS
A610	BATHROOM ELEVATIONS
A611	BATHROOM ELEVATIONS
A620	KITCHEN ELEVATIONS
A621	KITCHEN ELEVATIONS
A622	KITCHEN ELEVATIONS
A630	INTERIOR DETAILS
A631	INTERIOR DETAILS

DRAWING LIST

S001	STRUCTURAL GENERAL NOTES AND TYPICAL DETAILS
S002	STRUCTURAL TYPICAL DETAILS
S003	STRUCTURAL TYPICAL DETAILS
S004	STRUCTURAL TYPICAL DETAILS
S005	STRUCTURAL TYPICAL DETAILS
S101	GROUND FLOOR AND FOUNDATION PLAN
S102	SECOND FLOOR FRAMING PLAN
S103	THIRD FLOOR FRAMING PLAN
S104	FOURTH FLOOR FRAMING PLAN
S105	ROOF FRAMING PLAN
S201	SECTIONS
S202	SECTIONS
S203	SECTIONS
M001	MECHANICAL LEGEND AND NOTES
M002	MECHANICAL SCHEDULES
M003	MECHANICAL SCHEDULES
M101	MECHANICAL PLAN - FIRST FLOOR
M102	MECHANICAL PLAN - SECOND FLOOR
M103	MECHANICAL PLAN - THIRD FLOOR
M104	MECHANICAL PLAN - FOURTH FLOOR
M105	MECHANICAL PLAN - ROOF
M201	MECHANICAL DETAILS
M202	MECHANICAL DETAILS
M203	MECHANICAL DETAILS
M204	MECHANICAL DETAILS
E001	ELECTRICAL LEGEND & NOTES
E002	ELECTRICAL PANEL SCHEDULES
E100	ELECTRICAL SITE PLAN
E101	ELECTRICAL PLAN - FIRST FLOOR
E102	ELECTRICAL PLAN - SECOND FLOOR
E103	ELECTRICAL PLAN - THIRD FLOOR
E104	ELECTRICAL PLAN - FOURTH FLOOR
E105	ELECTRICAL PLAN - ROOF
E201	LIGHTING PLAN - FIRST FLOOR
E202	LIGHTING PLAN - SECOND FLOOR
E203	LIGHTING PLAN - THIRD FLOOR
E204	LIGHTING PLAN - FOURTH FLOOR
E301	ELECTRICAL ONE-LINE DIAGRAM & DETAILS

DRAWING LIST

P001	PLUMBING LEGEND, NOTES & SCHEDULES
P101	PLUMBING PLAN - FIRST FLOOR
P102	PLUMBING PLAN - SECOND FLOOR
P103	PLUMBING PLAN - THIRD FLOOR
P104	PLUMBING PLAN - FOURTH FLOOR
P105	PLUMBING PLAN - ROOF
P201	PLUMBING DETAILS
P202	PLUMBING DETAILS
P203	PLUMBING DETAILS
FP001	FIRE PROTECTION LEGEND AND NOTES
FP101	FIRE PROTECTION PLAN - FIRST FLOOR
FP102	FIRE PROTECTION PLAN - SECOND FLOOR
FP103	FIRE PROTECTION PLAN - THIRD FLOOR
FP104	FIRE PROTECTION PLAN - FOURTH FLOOR
FP105	FIRE PROTECTION PLAN - ROOF
FP201	FIRE PROTECTION DETAILS
FP202	FIRE PROTECTION DETAILS
FA001	FIRE ALARM LEGEND, NOTES & DETAILS
FA101	FIRE ALARM PLAN - FIRST FLOOR
FA102	FIRE ALARM PLAN - SECOND FLOOR
FA103	FIRE ALARM PLAN - THIRD FLOOR
FA104	FIRE ALARM PLAN - FOURTH FLOOR
FA105	FIRE ALARM PLAN - ROOF

GROSS SQUARE FOOTAGE (GSF)

Level 1	4,299 SF
Level 2	5,355 SF
LEVEL 3	5,360 SF
LEVEL 4	4,364 SF
Grand total	19,378 SF

UNIT MIX

NUMBER	Count
Level 2	
1 BED	1
2 BED	3
3 BED	1
LEVEL 3	
1 BED	1
2 BED	3
3 BED	1
LEVEL 4	
2 BED	3
2 BED - HC	1
Total Units	14

OWNER
■ Pam Hallett, Housing Corporation of Arlington
252 Massachusetts Ave, 02474
781.859.5211 (T)

ARCHITECT:
■ DAVIS SQUARE ARCHITECTS
240A ELM STREET, SOMERVILLE, MA 02144
617.628.5700 (T) 617.628.1717 (F)

CIVIL ENGINEER:
■ DEVELLIS ZREIN, INC.
PO BOX 37, FOXBOROUGH, MA 02035
508.473.4114 (T) 774.215.0631 (F)

STRUCTURAL ENGINEER:
■ SOUZA, TRUE AND PARTNERS, INC.
265 WINTER STREET, THIRD FLOOR, WALTHAM, MA 02451
617.926.6100 (T)

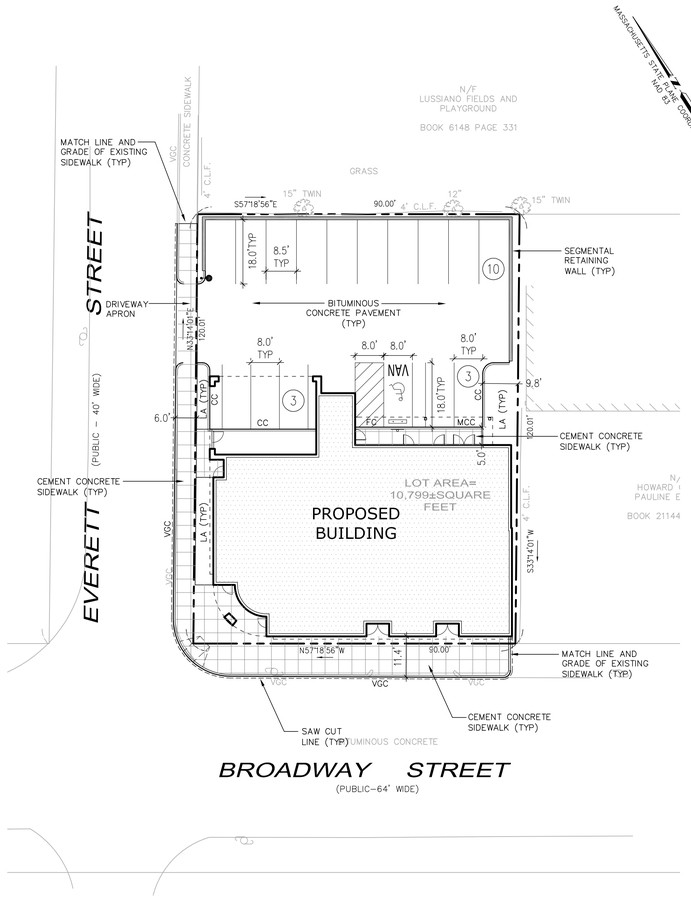
MEP ENGINEER:
■ NORIAN/SIANI ENGINEERING, INC.
43 BRADFORD ST, 3RD FLOOR, CONCORD, MA 01742-2972
781.398.2250 (T) 781.398.2280 (F)

LOCATION MAP

95% PRICING SUBMISSION
08.23.2019

DAVIS SQUARE ARCHITECTS

PROJECT NO.
16045.00



LEGEND

- PROPERTY LINE
- SITE LIGHTING
- CEMENT CONCRETE SIDEWALK
- D/R — DUMPSTER PAD
- CCB — CAPE COD BERM
- CC — CONCRETE CURB
- MCC — MONOLITHIC CONCRETE CURB
- FC — FLUSH CURB
- VGC — VERTICAL GRANITE CURB
- TC — TRANSITION CURB
- LA — LANDSCAPE AREA
- 6' TREX SECLUSION FENCE
- 5' VINYL COATED CHAIN LINK FENCE
- T — TRANSFORMER
- G — GENERATOR
- SAW CUT LINE
- STEEL BOLLARD
- (10) — PARKING SPACES NUMBER

NOTES

DO NOT SCALE DRAWINGS.

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No.	REVISIONS/SUBMISSIONS	Date

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Project
117 BROADWAY
117 Broadway Street, Arlington, MA

Title
LAYOUT AND MATERIALS PLAN

Designed: IAZ	Drawing No. C-1
Checked:	
Project No.: 16045	
Scale: 1" = 20'	
Date: 08.28.19	

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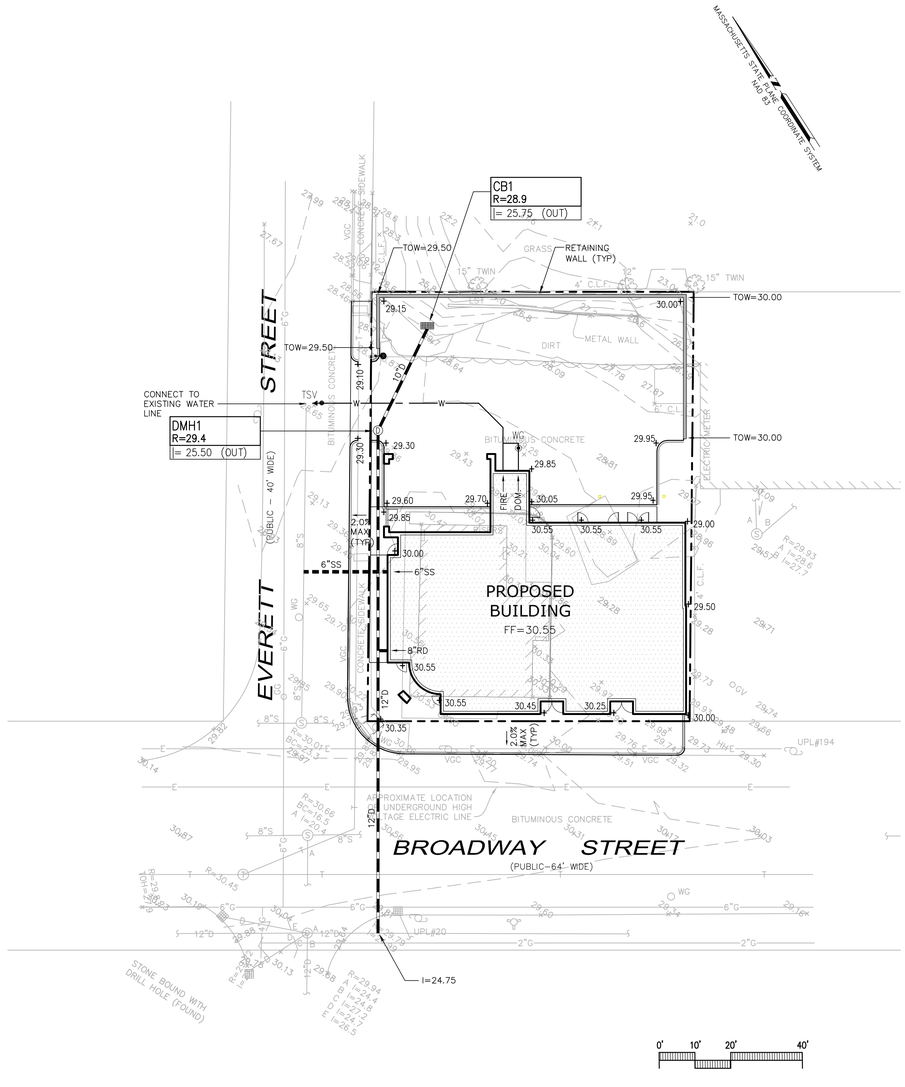
GRADING AND UTILITY NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY NITSCH ENGINEERING OF BOSTON, MA AND IS DATED 02/19/2014.
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
4. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH TOWN OF ARLINGTON DEPARTMENT OF PUBLIC WORKS STANDARDS.
5. ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF ARLINGTON.
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
7. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
8. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES, AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
9. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
10. CONTRACTOR SHALL MAINTAIN, OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS: LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER'S REPRESENTATIVE.
11. ALL CEMENT LINED DUCTILE IRON JOINTS AT FITTINGS (CLASS 53,) VALVES, AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT WITH NEOPRENE GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH-ON TYPE WITH NEOPRENE OR SYNTHETIC RUBBER GASKETS. ALL WATER GATES SHALL OPEN AS PER CITY REQUIREMENTS. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.0 FEET OF GROUND COVER AND A MINIMUM OF 10 FOOT SEPARATION FROM THE SEWER SYSTEM. AT WATER AND SEWER CROSSINGS, THE WATER LINE SHALL BE ENCASED IN SIX INCHES OF CONCRETE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING.
12. ALL SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
13. SITE LIGHTING IS SHOWN ON THIS PLAN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS FOR EXACT TYPE AND LOCATION.
14. REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
15. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
16. REFER TO ARCHITECTURAL PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING.
17. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL.) FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
18. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
19. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
20. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
21. ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
22. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
23. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
24. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



GRADING AND UTILITY LEGEND

	PROPERTY LINE
45	PROPOSED CONTOUR LINE
+ 45.20	SPOTGRADE
	SEWER LINE
	DRAIN LINE
W	WATER LINE
G	GAS LINE
UG-E/T/FA	UNDERGROUND ELECTRIC, TELEPHONE, FIRE ALARM
	CATCHBASIN
D	DRAIN MANHOLE
S	SEWER MANHOLE
WG	WATER GATE
HYD	HYDRANT
TSV	TAPPING SLEEVE AND VALVE
T	TRANSFORMER
RD	ROOF DRAIN
TOW=30.50	TOP OF WALL ELEVATION

NOTES

DO NOT SCALE DRAWINGS.

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No.	REVISIONS/SUBMISSIONS	Date

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DeVellis Zrein Inc.

Project
117 BROADWAY
117 Broadway Street, Arlington, MA

Title
GRADING AND UTILITY PLAN

Designed	IAZ
Checked	
Project No.	16045
Scale	1" = 20'
Date	08.28.19
Drawing No.	C-2

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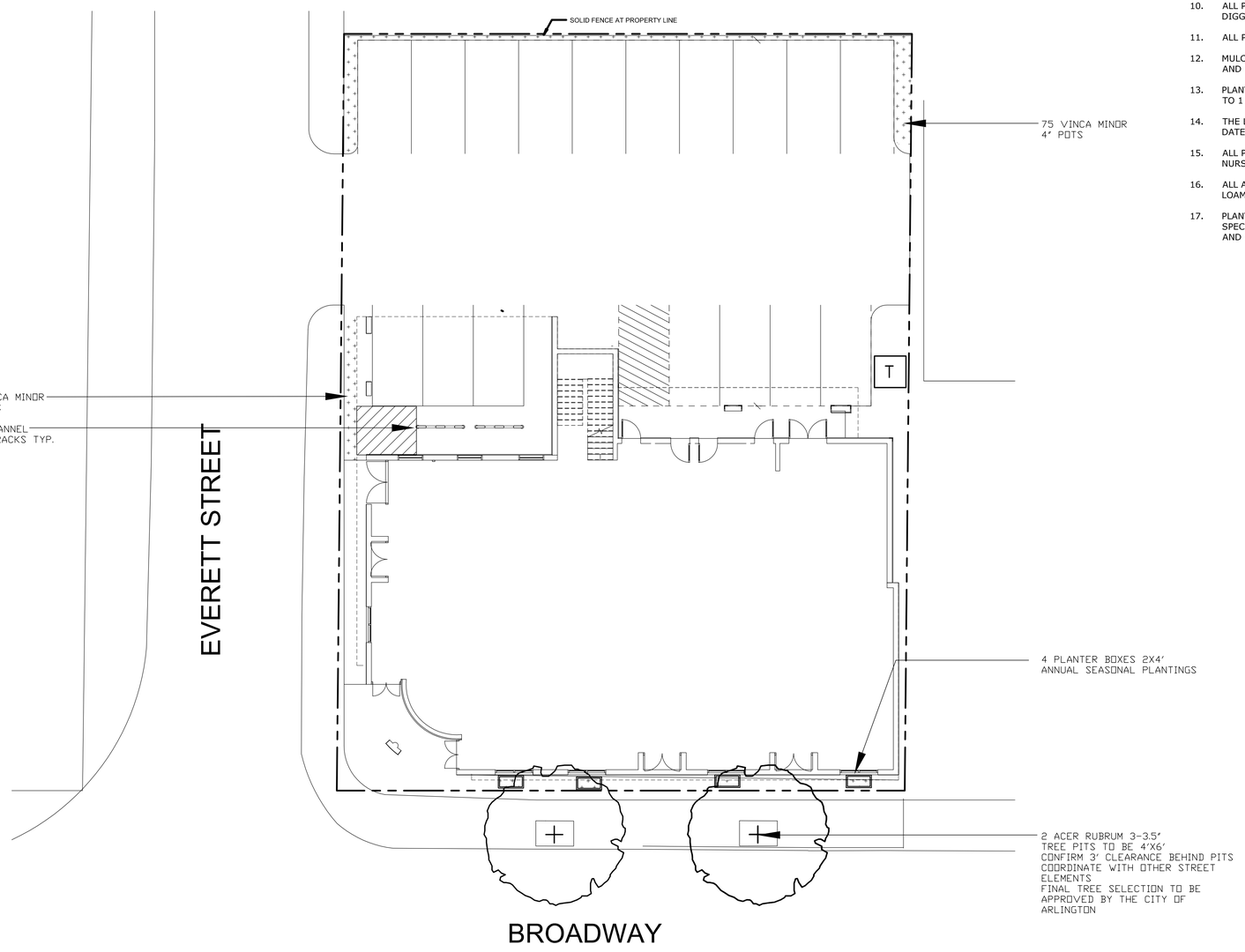
PLANTING LEGEND

PROPERTY LINE

GROUNDCOVER / PERENNIAL PLANTING

DECIDUOUS TREE



PLANTING NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SITE PLAN PREPARED BY DAVIS SQUARE ARCHITECTS, OF SOMERVILLE, MA, DATED NOVEMBER 2016.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
5. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
7. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
8. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
9. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
11. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
12. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
13. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
15. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
16. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
17. PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

117 BROADWAY

ARLINGTON, MA

Land Planning, Civil Engineering
Landscape Architecture
Po Box 307
Foxborough, MA
www.develliszrein.com
tel. 508.393.8583

DeVellis Zrein Inc.

PLANTING PLAN

SCALE:	1"=10'
JOB:	2G1S-282
FILE:	2G1S-282
DRAWN:	CRM
CHECKED:	CRM
DATE:	11.11.16

C-3

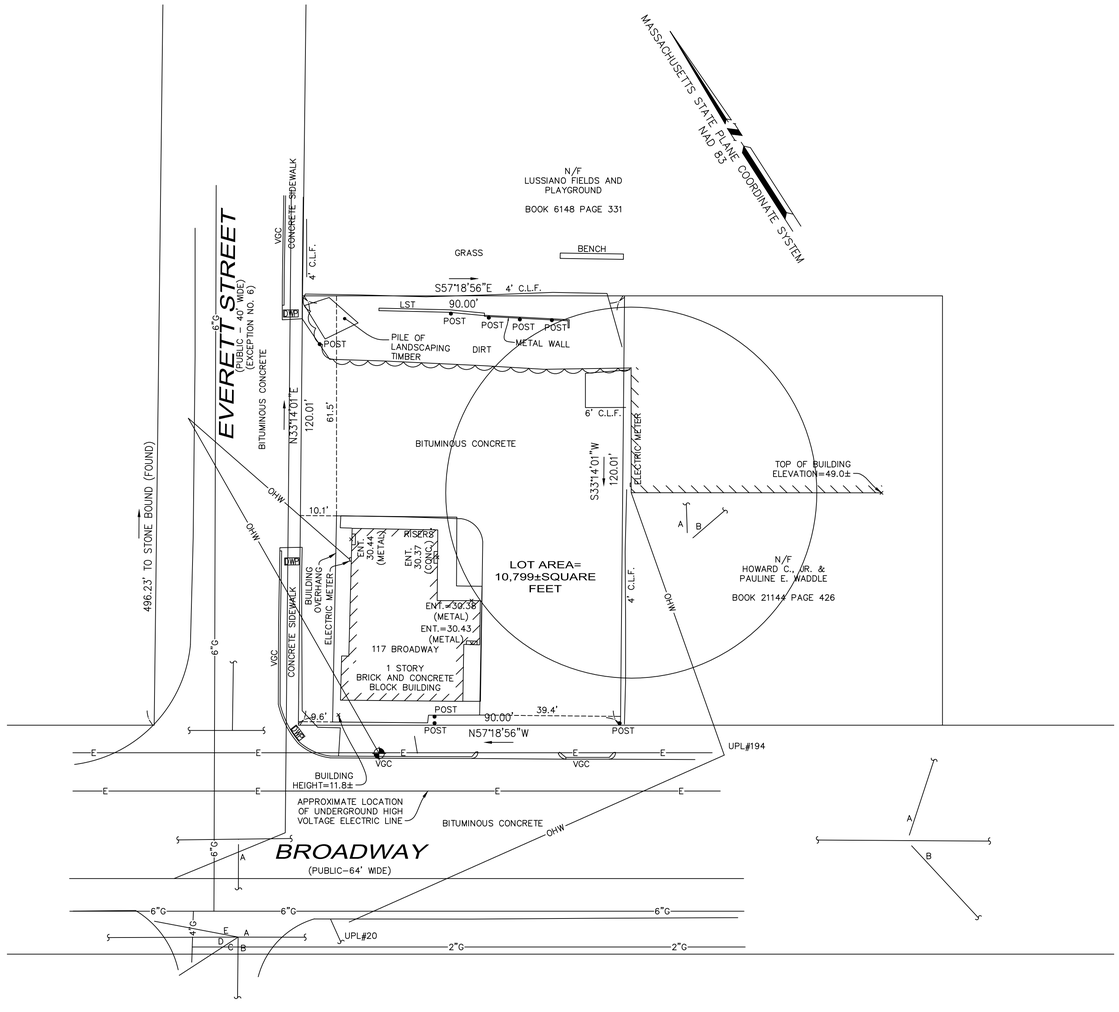
9/20/2016, 2:45 PM

ZONING INFORMATION

DISTRICT: VEHICULAR ORIENTED BUSINESS (B4)

PERMITTED USES: RESTAURANT UNDER 2,000 SF IS NOT PERMITTED;
RESTAURANT OVER 2,000 SF REQUIRES A SPECIAL PERMIT;
SEE TABLE IN SECTION 5.04 OF ARLINGTON ZONING CODE FOR ADDITIONAL PERMITTED USES.

**ZONING INFORMATION OBTAINED FROM "ZONING CERTIFICATE", PREPARED BY ZONING SOLUTIONS, INC., AND DATED JUNE 16, 2014.



LEGEND

	CATCH BASIN
C	CABLE TELEVISION MANHOLE
D	DRAIN MANHOLE
E	ELECTRIC MANHOLE
M	MISCELLANEOUS MANHOLE
S	SEWER MANHOLE
T	TELEPHONE MANHOLE
GSO	GAS SHUT-OFF
WSO	WATER SHUT-OFF
GG	GAS GATE
WG	WATER GATE
	FIRE HYDRANT
DS	DOWN SPOUT
UP	UTILITY POLE
UP W/ UE	UTILITY POLE WITH CONDUIT LINE TO GROUND
	LIGHT POLE
LB	LIGHT BOLLARD
LL	LANDSCAPE LIGHT
LST	LANDSCAPE TIMBER
HH	HAND HOLE
TC	TRASH CAN
MP	METAL POST
CP	CONCRETE POST
PM	PARKING METER
S	SIGN POST
12"	DECIDUOUS TREE WITH TRUNK DIAMETER
12"	CONIFEROUS TREE WITH TRUNK DIAMETER
	HANDICAP PARKING
30X00	SPOT ELEVATION
CLF	CHAIN LINK FENCE
BB	BITUMINOUS CONCRETE BERM
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
VCC	VERTICAL CONCRETE CURB
R=	RIM ELEVATION EQUALS
I=	INVERT ELEVATION EQUALS
TH=	TOP OF HOOD ELEVATION EQUALS
NPV	NO PIPES VISIBLE
TOW=	TOP OF WATER
BC=	BOTTOM CENTER OF CHANNEL
TW	TOP OF WALL ELEVATION
CATV	UNDERGROUND CABLE TELEVISION LINE
D	UNDERGROUND DRAIN LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
S	UNDERGROUND SEWER LINE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
OHW	OVERHEAD WIRES
	BENCH MARK

UTILITY INFORMATION STATEMENT

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.

2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.

3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.

5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.

6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.

7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

TABLE A ITEMS:

3. THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS. COMMUNITY PANEL NO. 25017C0417E, EFFECTIVE DATE: JUNE 4, 2010.

16. THERE WAS NO SURFACE EVIDENCE OF BUILDING CONSTRUCTION AT THE TIME OF THE SURVEY.

17. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES TO THE ABUTTING RIGHT-OF-WAY LINES.

18. THERE WAS NOT SURFACE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP AT THE TIME OF THE SURVEY.

19. WETLANDS DO NOT APPEAR TO BE PRESENT ON SITE BASED ON INFORMATION AVAILABLE AT THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE PRESENCE OF WETLANDS HAS NOT BEEN CONFIRMED BY AN ENVIRONMENTAL SCIENTIST TRAINED IN THE IDENTIFICATION OF WETLANDS.

EXHIBIT A

A CERTAIN PARCEL OF LAND SITUATED IN ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS, WITH THE BUILDINGS THEREON, BEING SHOWN AS LOT 1 ON A PLAN ENTITLED "SUB-DIVISION OF LAND IN ARLINGTON, MASSACHUSETTS", DATED FEBRUARY, 1952 JOS. J. SULLIVAN, C.E., RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS, BOOK 7865 PAGE 553, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHEASTERLY BY LAND OF THE TOWN OF ARLINGTON, NINETY (90) FEET;

SOUTHEASTERLY BY LOT 2 AS SHOWN ON SAID PLAN, ONE HUNDRED TWENTY AND 01/100 (120.01) FEET;

SOUTHWESTERLY BY BROADWAY AS SHOWN ON SAID PLAN, NINETY (90) FEET; AND

NORTHWESTERLY BY EVERETT STREET AS SHOWN ON SAID PLAN, ONE HUNDRED TWENTY AND 01/100 (120.01) FEET.

CONTAINING 10,800 SQUARE FEET OF LAND ACCORDING TO SAID PLAN.

SCHEDULE BII-EXCEPTIONS

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

NOTE: THIS POLICY OMITS ANY COVENANTS, CONDITIONS OR RESTRICTIONS REFERRED TO BELOW, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANTS, CONDITIONS OR RESTRICTIONS ARE PERMITTED BY APPLICABLE STATE OR FEDERAL LAW.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.

3. THE FOLLOWING MATTERS SHOWN ON PLAN OF SURVEY ENTITLED "TOPOGRAPHIC PLAN OF LAND 117 BROADWAY ARLINGTON, MASSACHUSETTS" PREPARED FOR: HOUSING CORPORATION OF ARLINGTON DATED FEBRUARY 19, 2014 SCALE 1" = 20' PROJECT 1027 BY NITSCH ENGINEERING:

A. OVERHEAD WIRE ON EVERETT STREET CROSSES CORNER OF LAND TO UTILITY POLE ON BROADWAY;

B. POSSIBLE ENCROACHMENT OF 6' CHAIN LINK FENCE AND OTHER FENCE OVER BOUNDARY WITH LAND N/F HOWARD C. JR. & PAULINE E. WADDLE;

C. ENCROACHMENT OF 4' CHAIN LINK FENCE OVER BOUNDARY LINE WITH N/F LUSSIANO FIELDS AND PLAYGROUND

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)

5. SUCH MATTERS AS WOULD BE DISCLOSED BY A CURRENT CERTIFICATE OF MUNICIPAL LIENS. NOTE(I): ITEMS 2 AND 4 WILL BE REVISED OR DELETED UPON RECEIPT OF A SATISFACTORY AFFIDAVIT AS TO PARTIES IN POSSESSION AND MECHANICS' LIENS. ITEM 3 WILL BE DELETED OR REVISED UPON RECEIPT OF A SATISFACTORY SURVEY AND SURVEYOR'S REPORT. ITEM 5 WILL BE REVISED UPON RECEIPT OF CERTIFICATE OF MUNICIPAL LIENS. (NOT A SURVEY MATTER)

6. TAKING BY THE TOWN OF ARLINGTON FOR THE LAYOUT OF EVERETT STREET, RECORDED AT BOOK 10509 PAGE 483. (EVERETT STREET AS SHOWN ON THE SURVEY).

7. ORDER FOR SIDEWALK CONSTRUCTION BY THE TOWN OF ARLINGTON, RECORDED AT BOOK 13305 PAGE 17. (NOT PLOTTABLE)

TO: HOUSING CORPORATION OF ARLINGTON, A MASSACHUSETTS NONPROFIT CORPORATION, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS; AND LEADER BANK, N.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(b)(1), 8, 9, 11(a), 13, 14, AND 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/19/2014.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FILE NO. 14-0011 TN-FN
EFFECTIVE DATE: FEBRUARY 13, 2014

GRAPHIC SCALE

20 10 0 20 40 60

SCALE: 1"=20'

PAUL R. LEBARON, P.L.S. _____ DATE _____

Nitsch Engineering
www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472
► Civil Engineering
► Land Surveying
► Transportation Engineering
► Sustainable Site Consulting
► Planning
► GIS

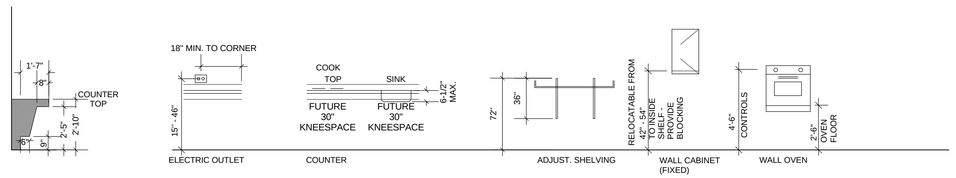
PROJECT # 10127			
FILE: 10127_TOPO_Broadway_020415.dwg			
SCALE: 1"=20'			
DATE: 2/19/2014			
PROJECT MANAGER: PRL			
FIELD BOOK:			
DRAFTED BY: TAL	REV.	COMMENTS	DATE
CHECKED BY: PRL		REVISIONS	

ALTA/ACSM LAND TITLE SURVEY
117 BROADWAY
ARLINGTON, MASSACHUSETTS

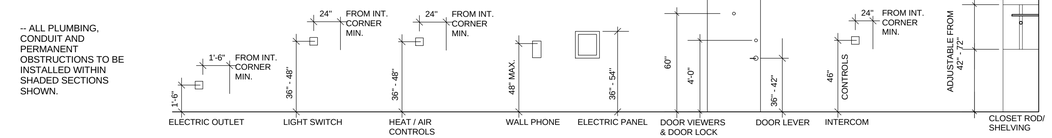
PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
20 ACADEMY STREET, ARLINGTON, MASSACHUSETTS 02476

SHEET: EX-1 OF REV.

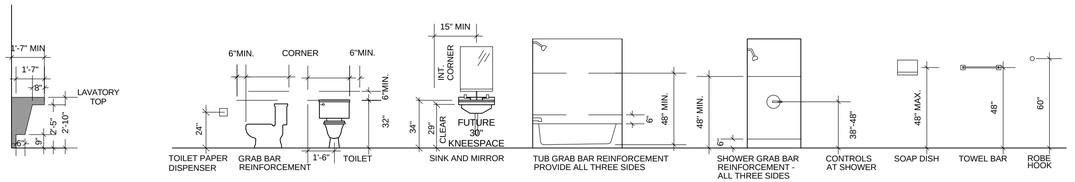
g:\16\16045 - 117 broadway\117b - inbox\survey\10127_topo_broadway_020415.dwg



KITCHEN KNEESPACE GROUP 1 ACCESSIBLE MOUNTING HEIGHTS AT KTCHEN



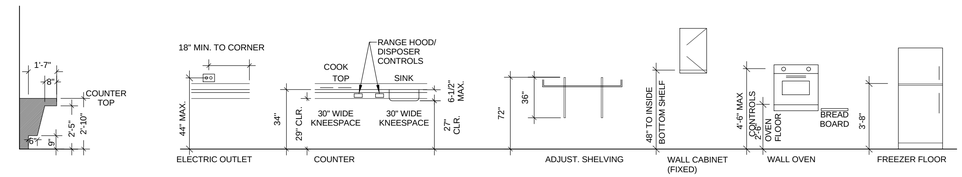
GENERAL KNEESPACE GROUP 1 ACCESSIBLE MOUNTING HEIGHTS AT UNIT



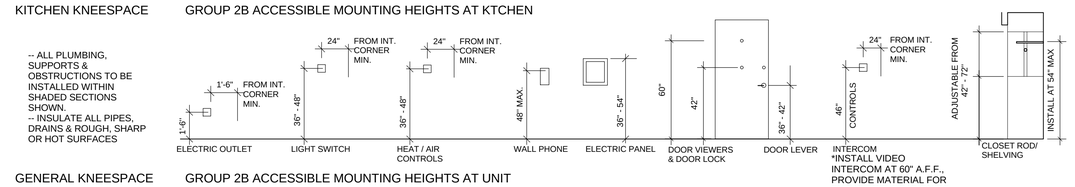
BATHROOM KNEESPACE GROUP 1 ACCESSIBLE MOUNTING HEIGHTS AT BATHROOM

Group1-mh.dwg

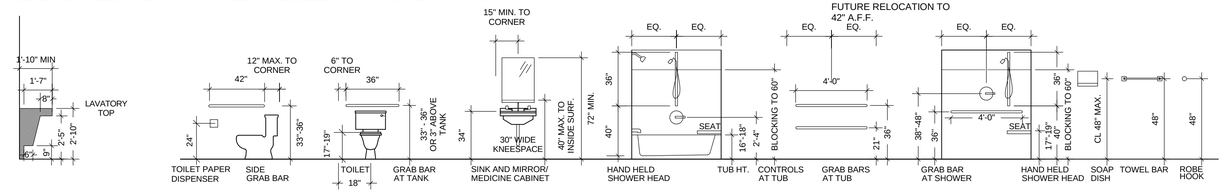
G-1	GROUP 1 MOUNTING HEIGHTS, TYPICAL UNITS
NOT TO SCALE	



KITCHEN KNEESPACE GROUP 2B ACCESSIBLE MOUNTING HEIGHTS AT KTCHEN



GENERAL KNEESPACE GROUP 2B ACCESSIBLE MOUNTING HEIGHTS AT UNIT



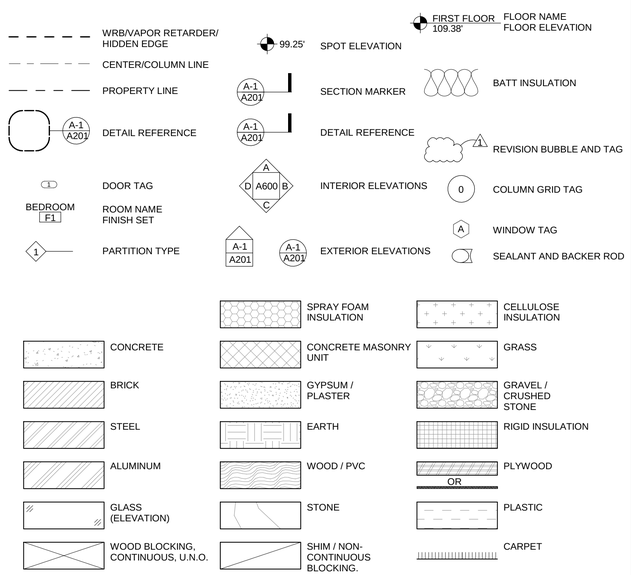
Group 2B-mh-06.dwg

BATHROOM KNEESPACE GROUP 2B ACCESSIBLE MOUNTING HEIGHTS AT BATHROOM

A-1	GROUP 2 MOUNTING HEIGHTS, ACC. UNITS & COMMON AREAS
NOT TO SCALE	

&	AND
Δ	ANGLE
C	CHANNEL
@	AT
Ç	CENTERLINE
Ø	DIAMETER
⊥	PERPENDICULAR
#	POUND / NUMBER
(E)	EXISTING
ABV	ABOVE
A.F.F.	ABV FINISH FLOOR
ADD	ADDENDUM
ADJ	ADJACENT
AGG	AGGREGATE
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANOD	ANODIZED
APX	APPROXIMATE
ARCH	ARCHITECT (URAL)
A.D.	AREA DRAIN
ASB	ASBESTOS
AUTO	AUTOMATIC
AVG	AVERAGE
A.T.	ALUMINUM THRESHOLD
BC	BITUMINOUS CONCRETE
BSMT	BASEMENT
BRG	BEARING
BM	BEAM
BEL	BELOW
BET	BETWEEN
BIT	BITUMINOUS
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BOT	BOTTOM
BKT	BRACKET
BRK	BRICK
BLDG	BUILDING
B.U.R.	BUILT UP ROOF
CLKG	CAULKING
CAB	CABINET
CPT	CARPET
C.I.	CAST IRON
C.B.	CATCH BASIN
CLG	CEILING
CEM	CEMENT
C.T.	CERAMIC TILE
C.O.	CLEAN OUT
CLR	CLEAR
CLO	CLOSET
COL	COLUMN
COMP	COMPRESS
CONC	CONCRETE
C.M.U.	CONC MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
C.J.	CONTROL JOINT
C.G.	CORNER GUARD
CORR	CORRIDOR
CS	COUNTER SINK
CRS	COURSE
DEPT	DEPARTMENT
DET	DETAIL
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DS	DOWNSPOUT
DN	DOWN
DWG	DRAWING
D.F.	DRINKING FOUNTAIN
EA	EACH
E	EAST
ELEC	ELECTRIC
EL	ELEVATION
ELEV	ELEVATOR
ENC	ENCLOSURE
EQ	EQUAL
EQP	EQUIPMENT
EXH	EXHAUST
EXST	EXISTING
EXP	EXPANSION
E.J.	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATED
F.O.C.	FACE OF CONC
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD STRUCTURE
FJP	FINGER-JOINTED PINE
FIN	FINISH
F.F.	FINISH FLOOR
F.A.	FIRE ALARM
FC	FIRECODE
F.E.	FIRE EXTINGUISHER
F.H.C.	FIRE HOSE CABINET
FPRF	FIREPROOF
F.R.	FIRE RATING
FIXT	FIXTURE
FLASH	FLASHING
FLEX	FLEXIBLE
FL	FLOOR
F.D.	FLOOR DRAIN
FLUOR	FLUORESCENT
FT	FOOT
FTG	FOOTING
FND	FOUNDATION
F.S.	FULL SIZE
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACT
GL	GLASS
GB	GRAB BAR
GR	GRADE
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HDWE	HARDWARE
HDWD	HARDWOOD
HT	HEIGHT
HPT	HIGH POINT
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIB
HWH	HOT WATER HEATER
HR	HOUR
IN	INCH
INCL	INCLUDE
ID	INSIDE DIAMETER
INS	INSULATE
INT	INTERIOR
INTM	INTERMEDIATE
INV	INVERT
IPS	IRON PIPE SIZE
JAN	JANITOR
JT	JOINT
J	JOIST
KIT	KITCHEN
KO	KNOCK OUT
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LT	LIGHT
LS	LIGHT SWITCH
LWT	LIGHTWEIGHT
LTL	LINTEL
LVR	LOUVER
LPT	LOW POINT
MACH	MACHINE
MH	MANHOLE
MFR	MANUFACTURER
MAS	MASONRY
MTL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MN	MINIMUM
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
MLDG	MOULDING
M.T.	MARBLE THRESHOLD
NOM	NOMINAL
NC	NONCORROSIVE
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
O.C.	ON CENTER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
OZ	OUNCE
O.D.	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
PNT	PAINT
PR	PAIR
PNL	PANEL
PTN	PARTITION
PVMT	PAVEMENT
PLAS	PLASTER
P.LAM	PLASTIC LAMINATE
PL	PLATE
PWD	PLYWOOD
PROP	PROPOSED
QTY	QUANTITY
Q.T.	QUARRY TILE
RAD	RADIUS
REF	REFERENCE
RFL	REFLECT
REQ'D	REQUIRED
R.B.	RESILIANT BASE
RA	RETURN AIR
R	RISER
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
SCH	SCHEDULE
SNT	SEALANT
SHT	SHEET
SM	SHEET METAL
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
ST	STAIR
STD	STANDARD
STL	STEEL
STO	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
TEMP	TEMPORARY
TC	TERRA COTTA
TZ	TERRAZZO
THK	THICK
T&G	TONGUE & GROOVE
T.O.	TOP OF
TC	TOP OF CONCRETE
TF	TOP OF FOOTING
TS	TOP OF SLAB
TS	TOP OF STEEL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VEST	VESTIBULE
VIN	VINYL
VWC	VINYL WALL COVER
W.C.	WATER CLOSET
WP	WATERPROOF
WT	WEIGHT
WF	WIRE FABRIC
W	WIDTH. WELDED. WEST
WIN	WINDOW
W.M.	WIRE MESH
WO	WITHOUT
WD	WOOD
W.I.	WROUGHT IRON

G-8	ABBREVIATIONS
NOT TO SCALE	



A-9	SYMBOLS
NOT TO SCALE	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
GENERAL NOTES AND MOUNTING HEIGHTS

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018

Drawing No.
A001

©

DOOR SCHEDULE

TYPE MARK	USE	DIMENSIONS WIDTH	HEIGHT	THICKNESS	FIRE RATING	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	Hardware	COMMENTS
A	STOREFRONT - MAIN ENTRY DOOR		92 1/4"	1 3/4"		ALUM	CAA	ALUM	CAA		
E	SINGLE FLUSH DOOR - BACK ENTRY	36"	80"	1 3/4"		MTL	PTD	MTL	PTD		
F	INTERIOR DOOR		80"	1 3/4"	60	MTL	PTD	MTL	PTD		
G	UNIT ENTRY DOOR	36"	80"	1 3/4"	60	MTL	PTD	MTL	PTD	H7	
H				1 3/4"						H15	
J				1 3/4"		WD	PTD	WD	PTD		
K	BALCONY DOOR	72"	96"	1 3/4"		WD	PTD	WD	PTD	H17	
L	MECH SPACE	30"	80"	1 3/4"		WD	PTD	WD	PTD	H11	
M	MECH DOOR	36"	80"	1 3/4"		WD	PTD	WD	PTD	H12	
N	TRASH EXTERIOR DOOR	36"	80"	1 3/4"		MTL	PTD	MTL	PTD	H16	

72"

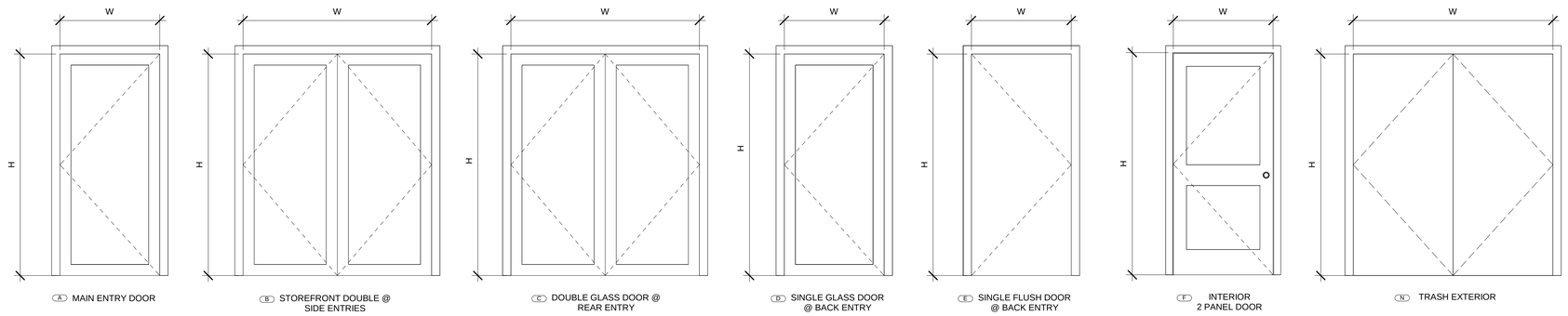
FINISH SCHEDULE

NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
UNIT					
BATHROOM	CERAMIC TILE	CERAMIC TILE	PAINTED GWB	PAINTED GWB	
BEDROOM	LVP	RESILIENT	PAINTED GWB	PAINTED GWB	
KITCHEN	LVP	RESILIENT	PAINTED GWB	PAINTED GWB	
LIVING / DINING	LVP	RESILIENT	PAINTED GWB	PAINTED GWB	
COMMON					
BIKE STORAGE	LVT	RESILIENT	PAINTED GWB	PAINTED GWB	
CORRIDOR	LVT	RESILIENT	PAINTED GWB	PAINTED GWB	
ENTRY VESTIBULE	WALKOFF MAT	RESILIENT	PAINTED GWB	PAINTED GWB	
LAUNDRY	LVT	RESILIENT	PAINTED GWB	PAINTED GWB	
MAINTENANCE	VCT	RESILIENT	GWB	GWB	
MECHANICAL / SPRINKLER	VCT	RESILIENT	GWB	GWB	
STAIR	LVT	RESILIENT	PAINTED GWB	PAINTED GWB	

NOTE: ALL CLOSETS SHALL HAVE SAME FINISHES AS THE ADJOINING ROOM

H-8 | FINISH SCHEDULE

NOT TO SCALE



A-1 | DOOR AND FINISH SCHEDULE

NOT TO SCALE

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

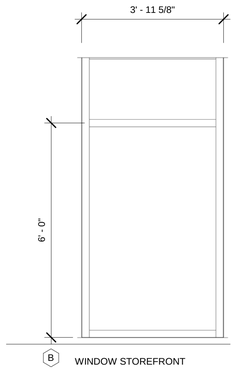
Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

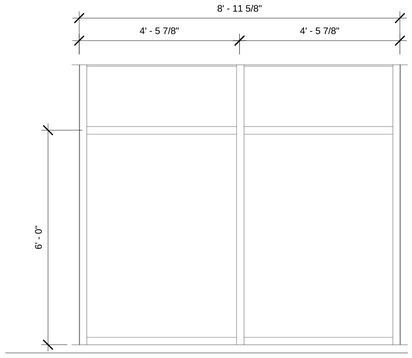
Title
DOOR AND FINISH SCHEDULE

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018
Drawing No.	A002



B WINDOW STOREFRONT



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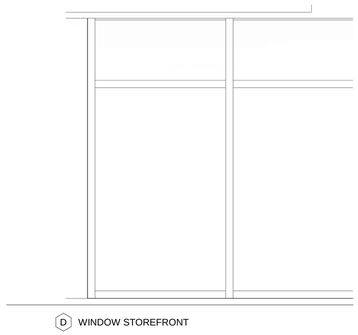

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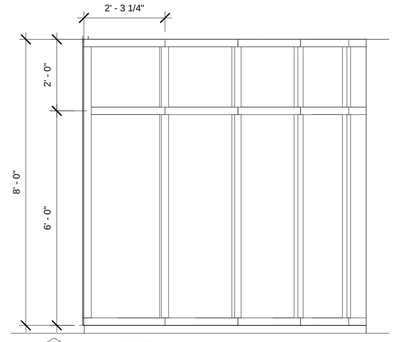

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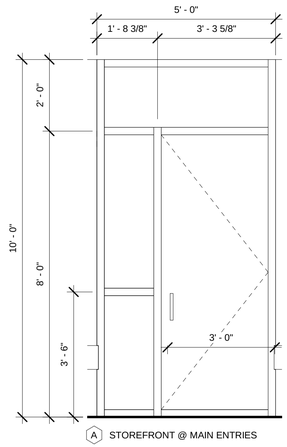
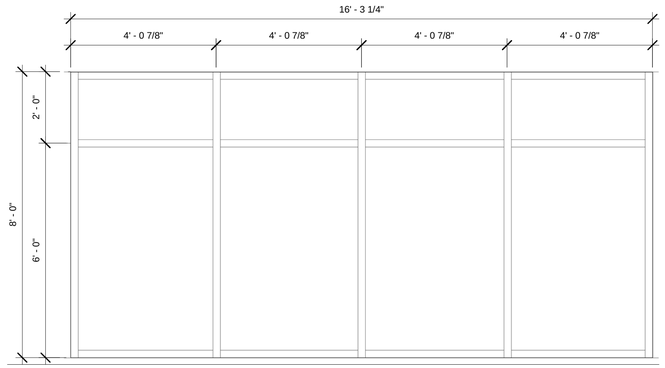
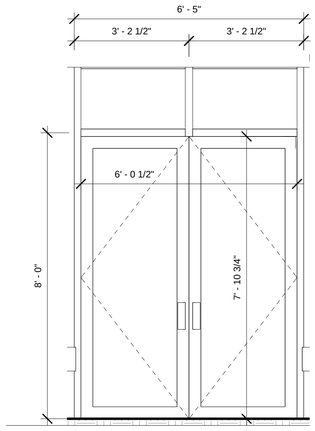


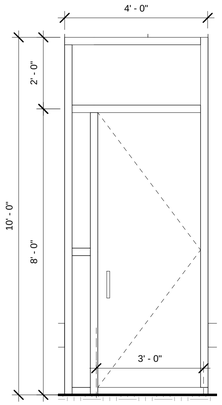
A STOREFRONT @ MAIN ENTRIES



F WINDOW STOREFRONT



H STOREFRONT @ MAIN ENTRIES



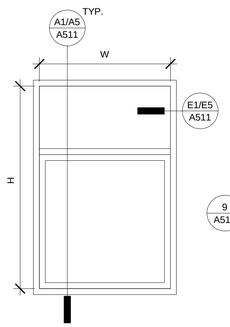
J STOREFRONT @ MAIN ENTRIES

F-1 STOREFRONTS

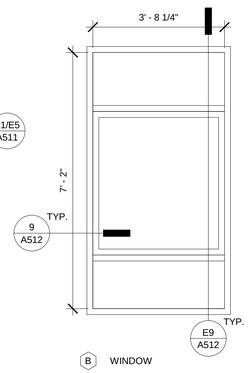
NOT TO SCALE

Window Schedule

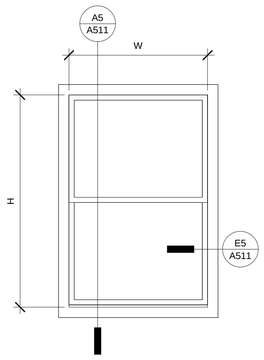
LEVEL	TYPE MARK	FAMILY	Dimensions WIDTH	Dimensions HEIGHT	MATERIAL	TYP. DETAIL	COMMENTS
	28	Fixed&Projecting	36"	72"			
	A	Fixed&Projecting	48"	72"			
	B	Window-tall	48 1/4"	90"			
	C	Double Hung with Trim	48"	72"			
LEVEL 4	D	Double Hung with Trim	24"	72"			
	E	Double-Double Hung w trim	72"	72"			



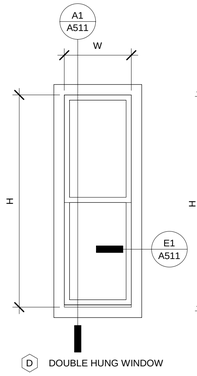
A DOUBLE HUNG WINDOW



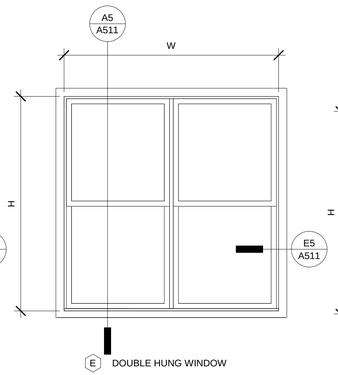
B WINDOW



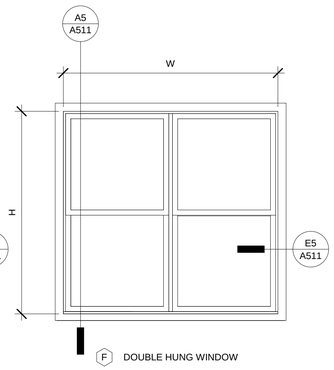
C DOUBLE HUNG WINDOW



D DOUBLE HUNG WINDOW



E DOUBLE HUNG WINDOW



F DOUBLE HUNG WINDOW

A-1 WINDOW SCHEDULE

NOT TO SCALE

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
WINDOW SCHEDULE

95% PRICING SUBMISSION

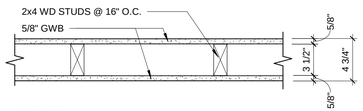
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018

Drawing No.
A003

©

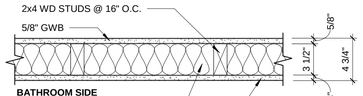
INTERIOR WALLS

W1



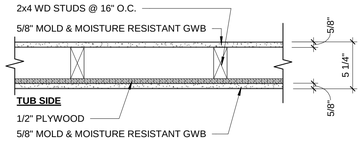
PARTITION WALL
RATING: N/A
STC: N/A

W2



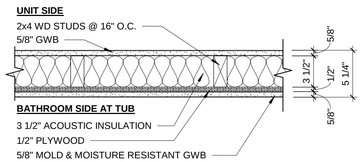
UNIT/BATH WALL
RATING: N/A
STC: 39

W3



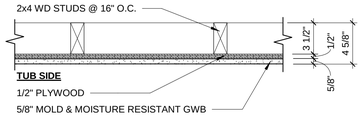
BATH FIN WALL
RATING: N/A
STC: 39

W4



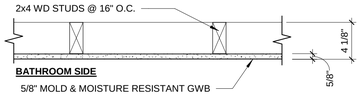
UNIT/BATH WALL
AT TUB SURROUND
RATING: N/A
STC: 39

W5



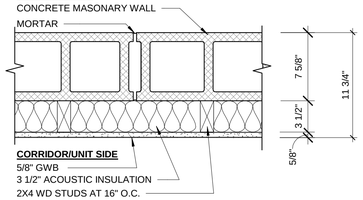
BATH BUMPOUT
AT TUB SURROUND
RATING: N/A
STC: 39

W6



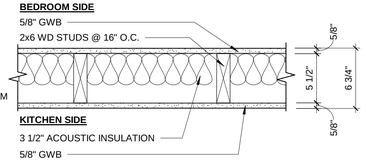
BATH BUMPOUT
AT TUB SURROUND
RATING: N/A
STC: N/A

W7



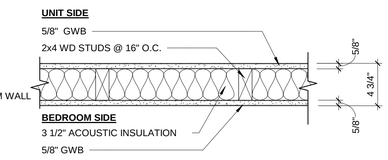
ELEVATOR WALL
UL #
RATING:
STC: N/A

W8



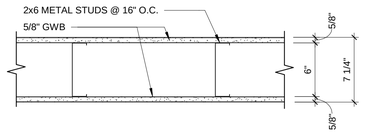
KITCHEN/BEDROOM
BEDROOM/BEDROOM
RATING: N/A
STC: N/A

W9



UNIT/BEDROOM WALL
RATING: N/A
STC: 39

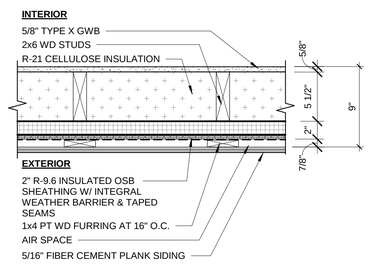
W10



PARTITION WALL
RATING: N/A
STC: N/A

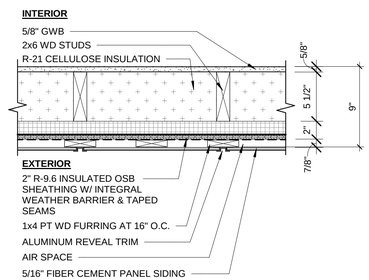
EXTERIOR WALLS

E1



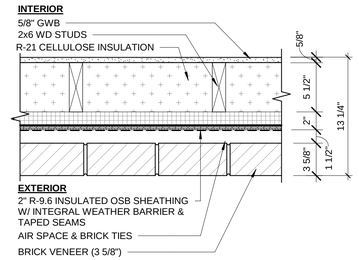
EXTERIOR WALL
UL #U356
RATING: 1-HOUR
STC: N/A

E2



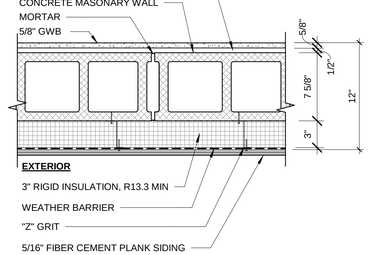
EXTERIOR WALL
UL #U356
RATING: 1-HOUR
STC: N/A

E3



EXTERIOR WALL
UL #U356
RATING: 1-HOUR
STC: N/A

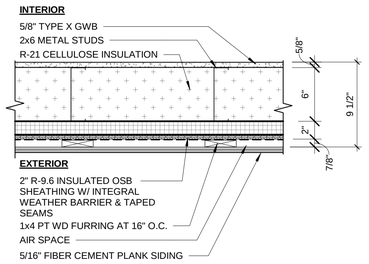
E4



EXTERIOR WALL
UL #
RATING:
STC: N/A

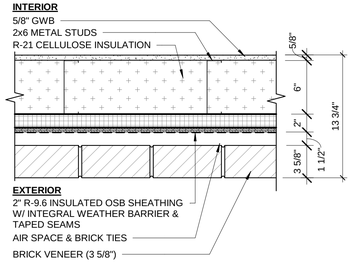
NOTE: GWB TO BE MOLD AND MOISTURE RESISTANT AT BATHROOMS. PROVIDE 1/2" PLYWOOD BACKING AT ALL TUB AND SHOWER SURROUNDS.

E5



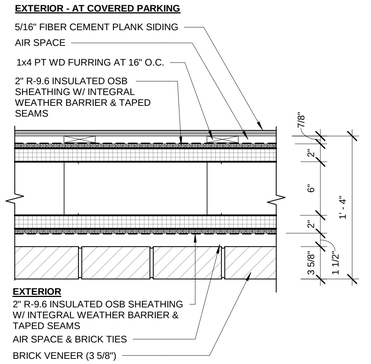
EXTERIOR WALL
UL #
RATING:
STC: N/A

E6



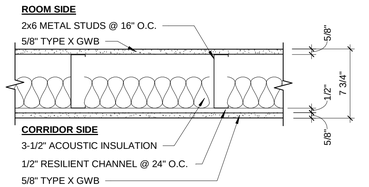
EXTERIOR WALL
UL #
RATING:
STC: N/A

E7



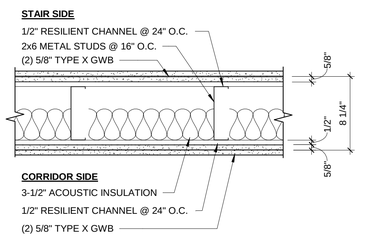
EXTERIOR WALL
UL #
RATING:
STC: N/A

D8



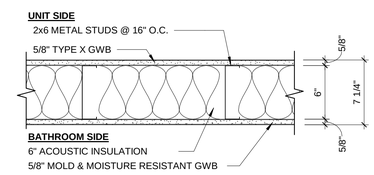
CORRIDOR WALL
UL #
RATING:
STC:

D9



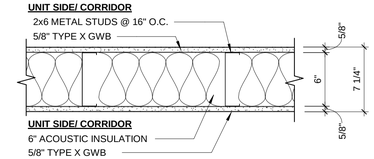
CORRIDOR WALL
UL #
RATING:
STC:

D10



COMMERCIAL/
BATH WALL
RATING: N/A
STC:

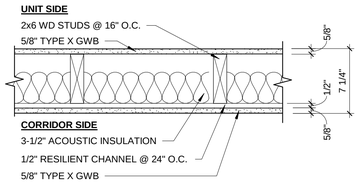
D11



COMMERCIAL/
COMMERCIAL
RATING: N/A
STC:

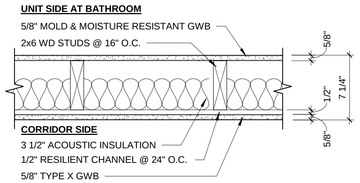
DEMISING WALLS

D1



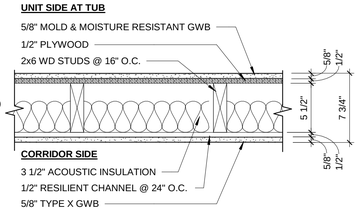
CORRIDOR WALL
UL #U344
RATING: 1 HOUR
STC: 52

D2



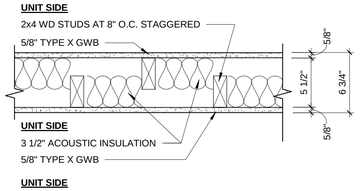
CORRIDOR WALL
AT BATHROOM
UL #U340
RATING: 1 HOUR
STC: 54

D3



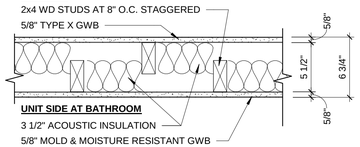
CORRIDOR WALL
AT BATHROOM (TUB)
UL #U344
RATING: 1 HOUR
STC: 52

D4



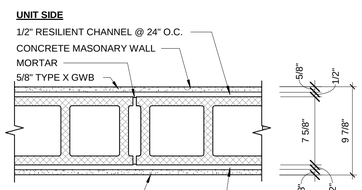
DEMISING WALL
UL #U340
RATING: 1 HOUR
STC: 54

D5



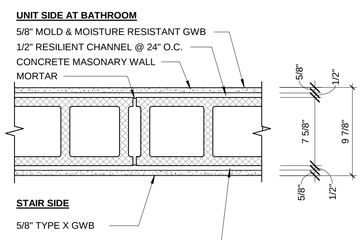
DEMISING WALL
AT BATHROOM
UL #U334
RATING: 2 HOUR
STC: 61

D6



STAIR WELL
UL #
RATING:
STC:

D7



STAIR WELL
UL #
RATING:
STC:

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St,
Somerville, MA 02144
617.628.5700
www.davissqarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
WALL TYPES

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018
Drawing No.	A004

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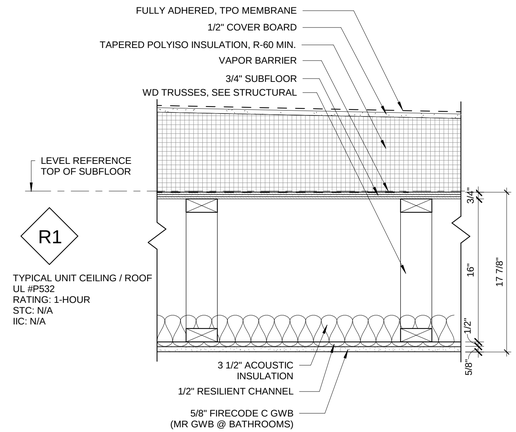
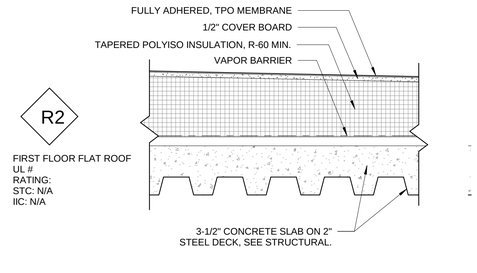
CEILING / ROOFS



R1

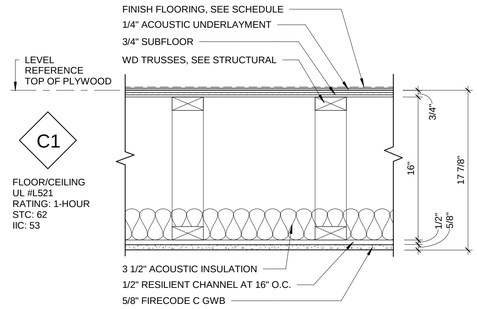
TYPICAL UNIT CEILING / ROOF
UL #P532
RATING: 1-HOUR
STC: N/A
IIC: N/A



R2

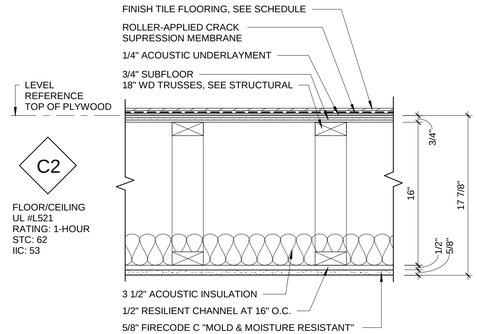
FIRST FLOOR FLAT ROOF
UL #
RATING:
STC: N/A
IIC: N/A

CEILING / FLOORS



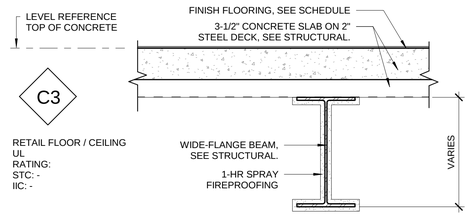
C1

FLOOR/CEILING
UL #L521
RATING: 1-HOUR
STC: 62
IIC: 53



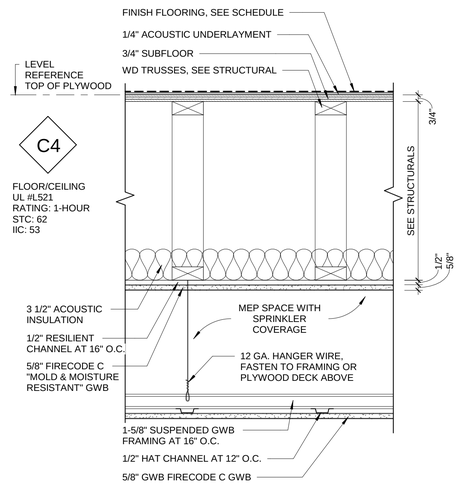
C2

FLOOR/CEILING
UL #L521
RATING: 1-HOUR
STC: 62
IIC: 53



C3

RETAIL FLOOR / CEILING
UL
RATING:
STC: -
IIC: -



C4

FLOOR/CEILING
UL #L521
RATING: 1-HOUR
STC: 62
IIC: 53

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

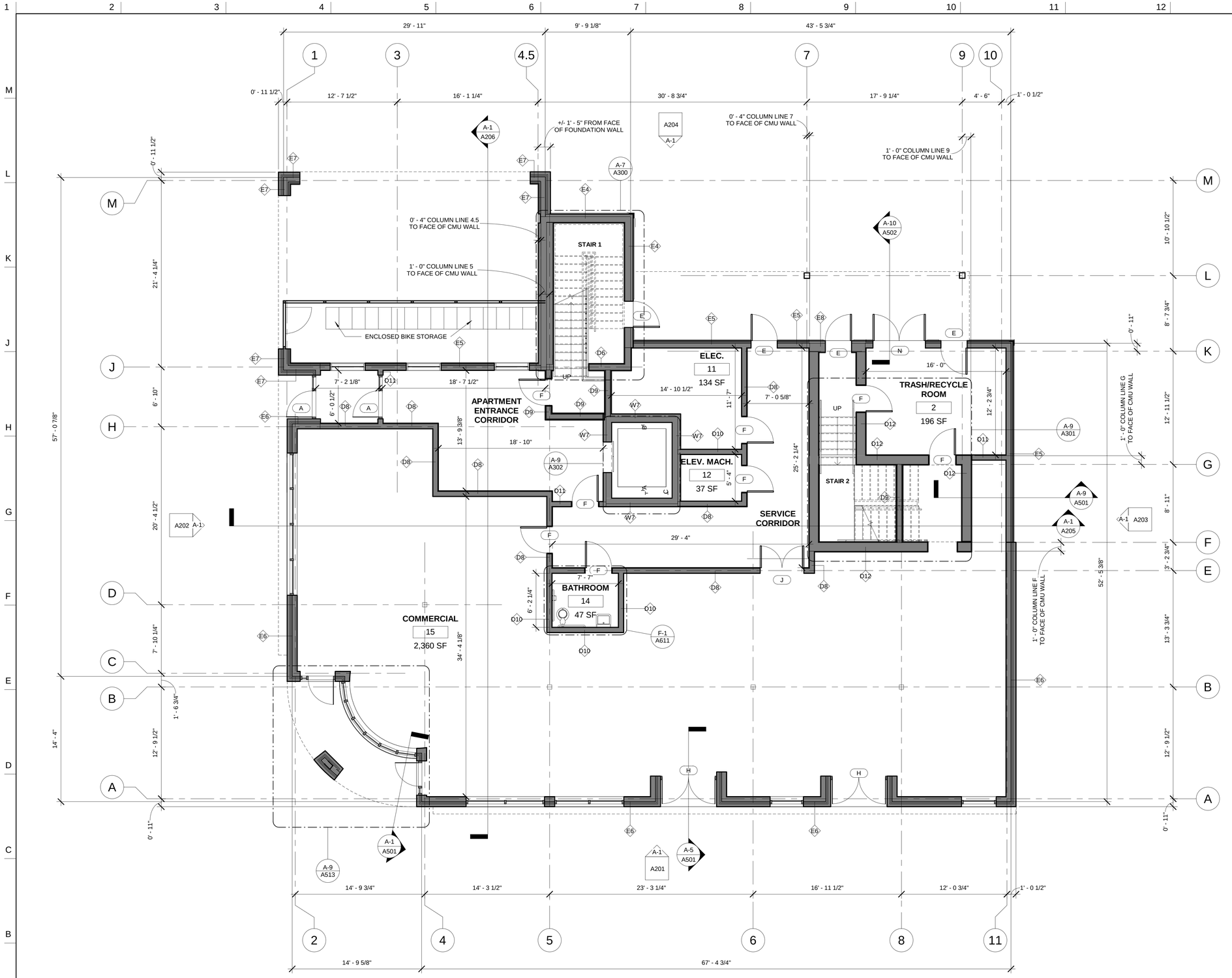
Title
FLOOR & ROOF TYPES

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018

Drawing No.
A005

©



A-1	LEVEL 1 FLOOR PLAN
3/16" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

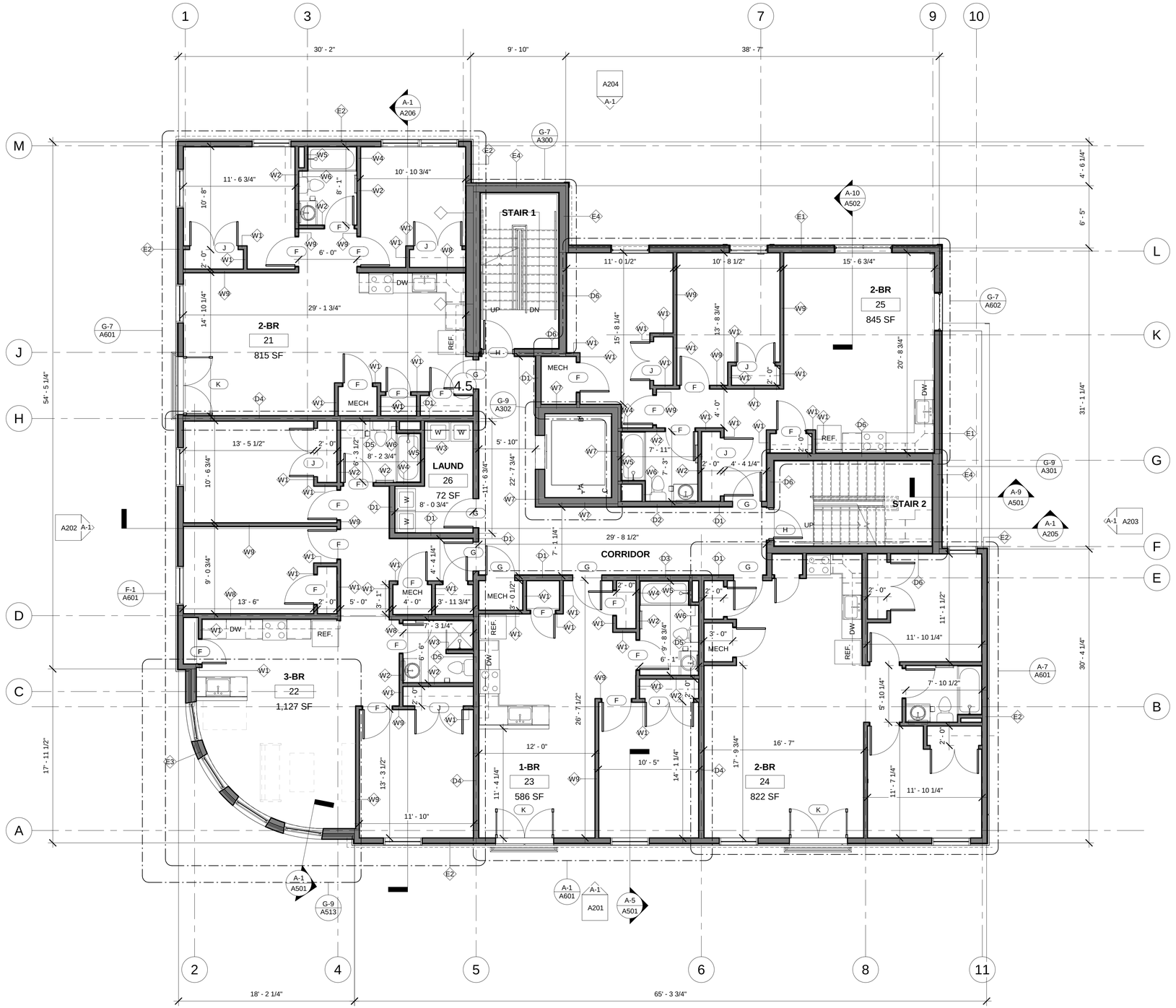
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRST FLOOR PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	10.31.2018

Drawing No.
A101



A-1	LEVEL 2 FLOOR PLAN
3/16" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
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Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

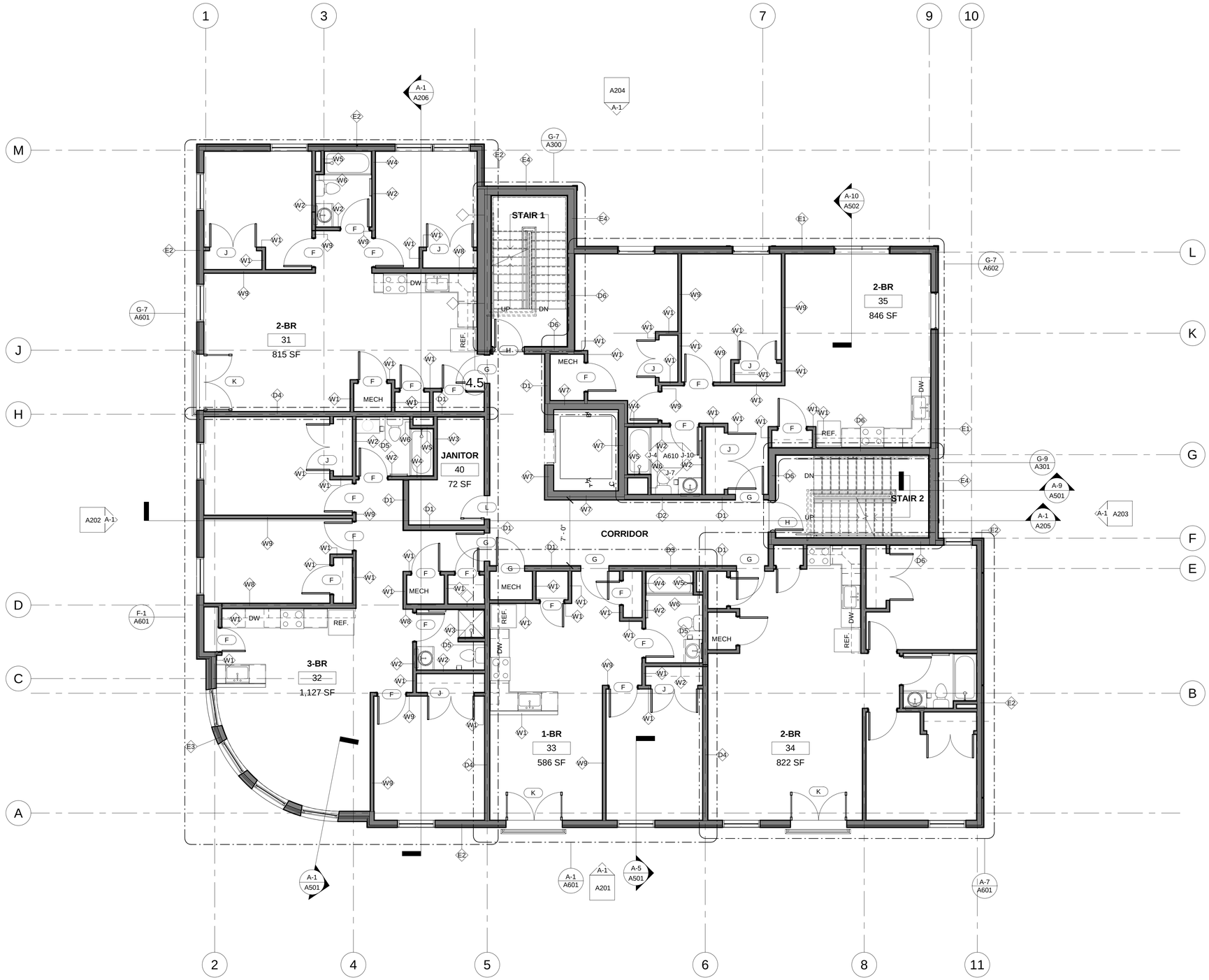
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	10.31.2018

Drawing No.
A102



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
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Somerville, MA 02144
617.628.5700
www.davissqarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

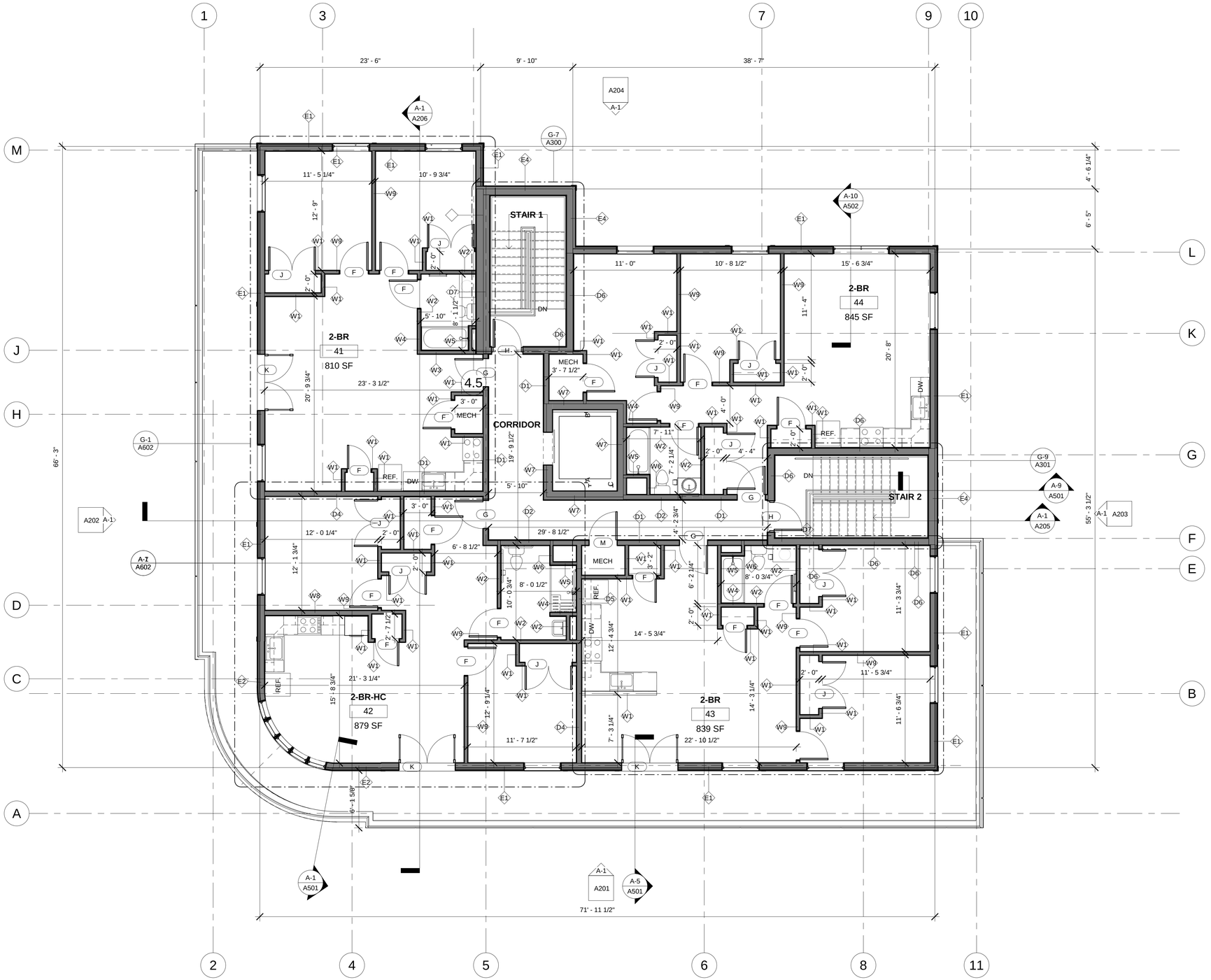
Title
THIRD FLOOR PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	10.31.2018

Drawing No.
A103

A-1 LEVEL 3 FLOOR PLAN
3/16" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

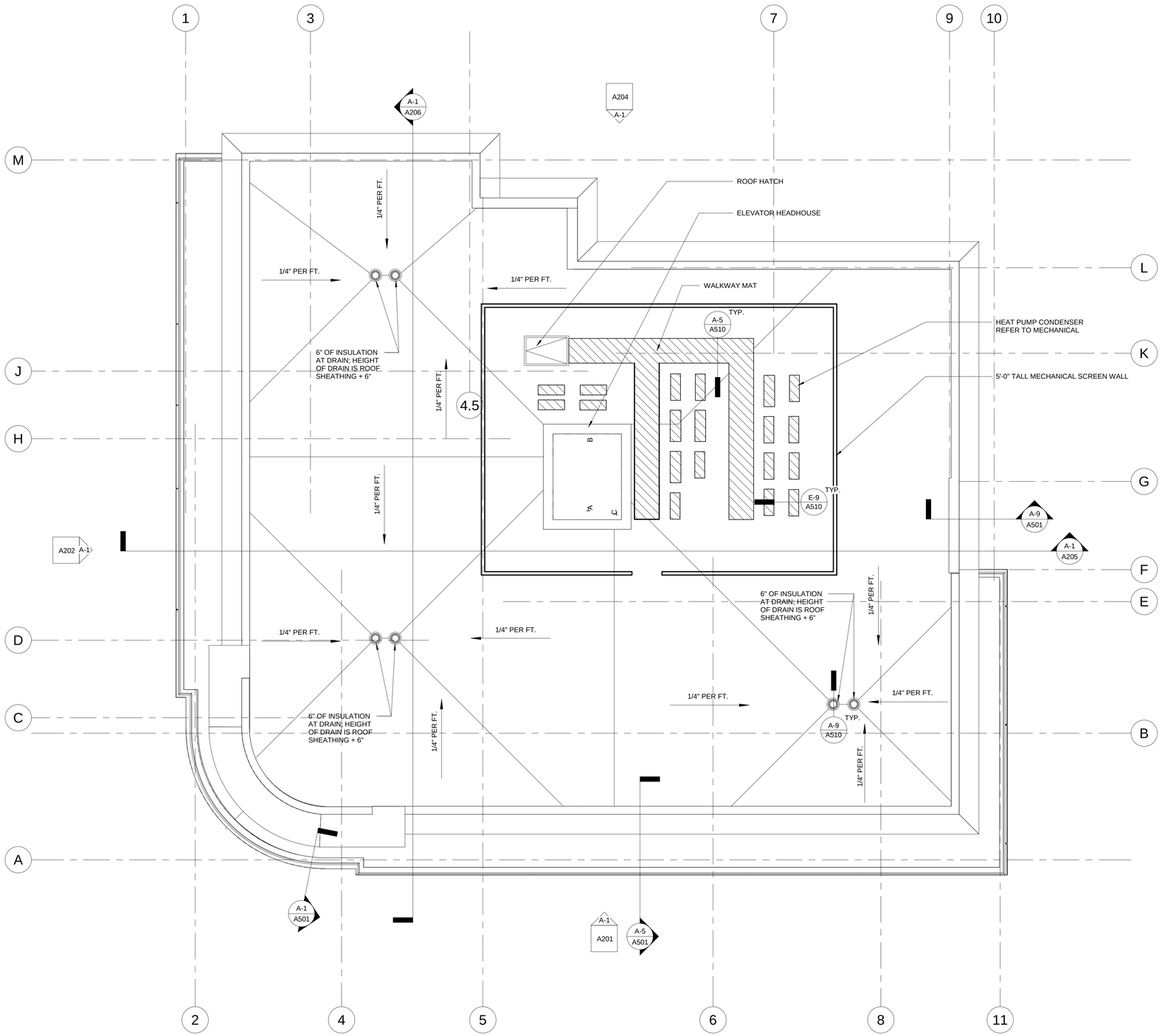
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FOURTH FLOOR PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	10.31.2018
Drawing No.	A104

A-1 LEVEL 4 FLOOR PLAN
3/16" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project

117 BROADWAY

117 BROADWAY, ARLINGTON, MA 02474

Title

ROOF PLAN

95% PRICING SUBMISSION

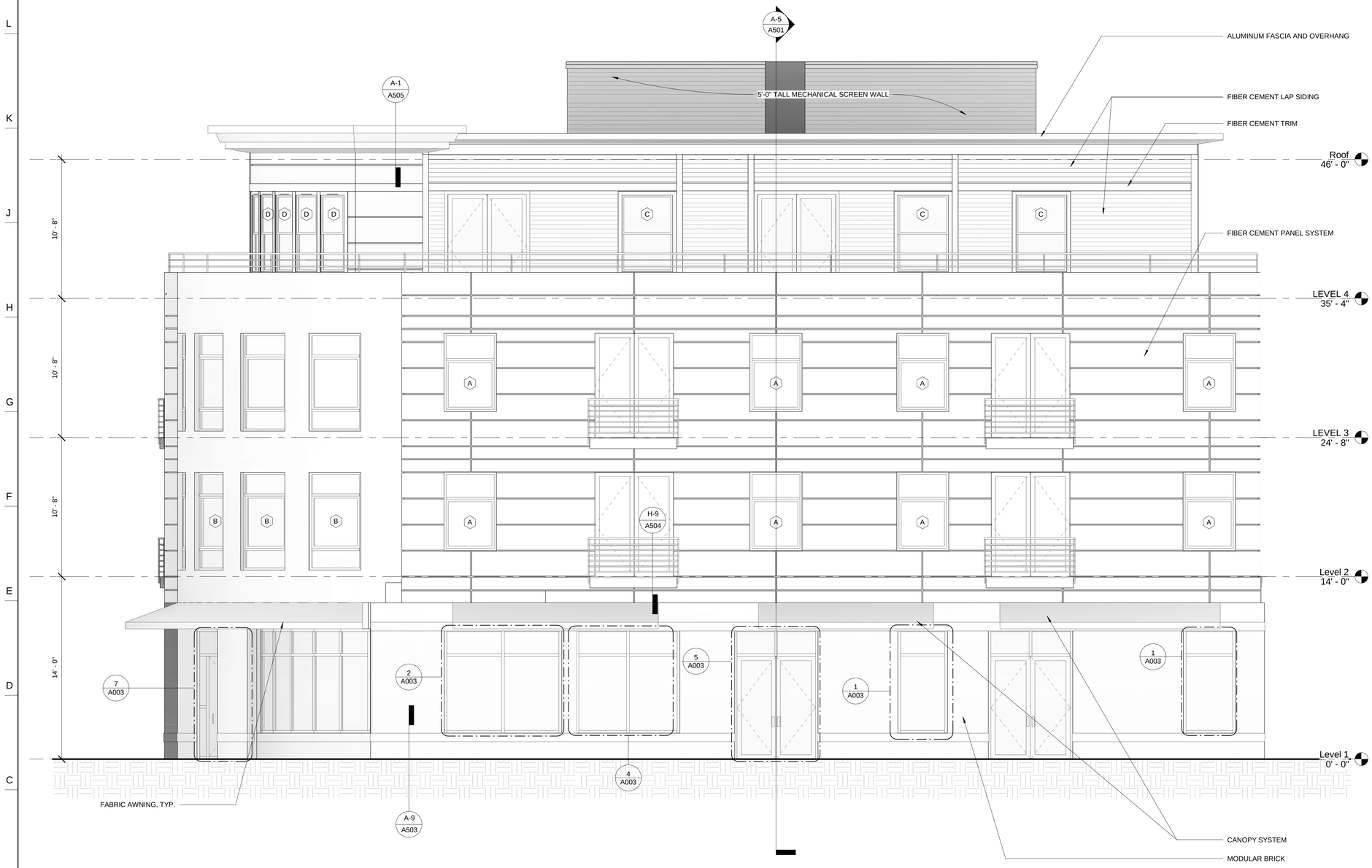
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	10.31.2018

Drawing No.

A105

A-1 ROOF PLAN

3/16" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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Somerville, MA 02144
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Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SOUTH ELEVATION

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018
Drawing No.	A201

A-1 SOUTH ELEVATION
1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
WEST ELEVATION

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A202

A-1 WEST ELEVATION
1/4" = 1'-0"

A-1 EAST ELEVATION

1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
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Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
EAST ELEVATION

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A203

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

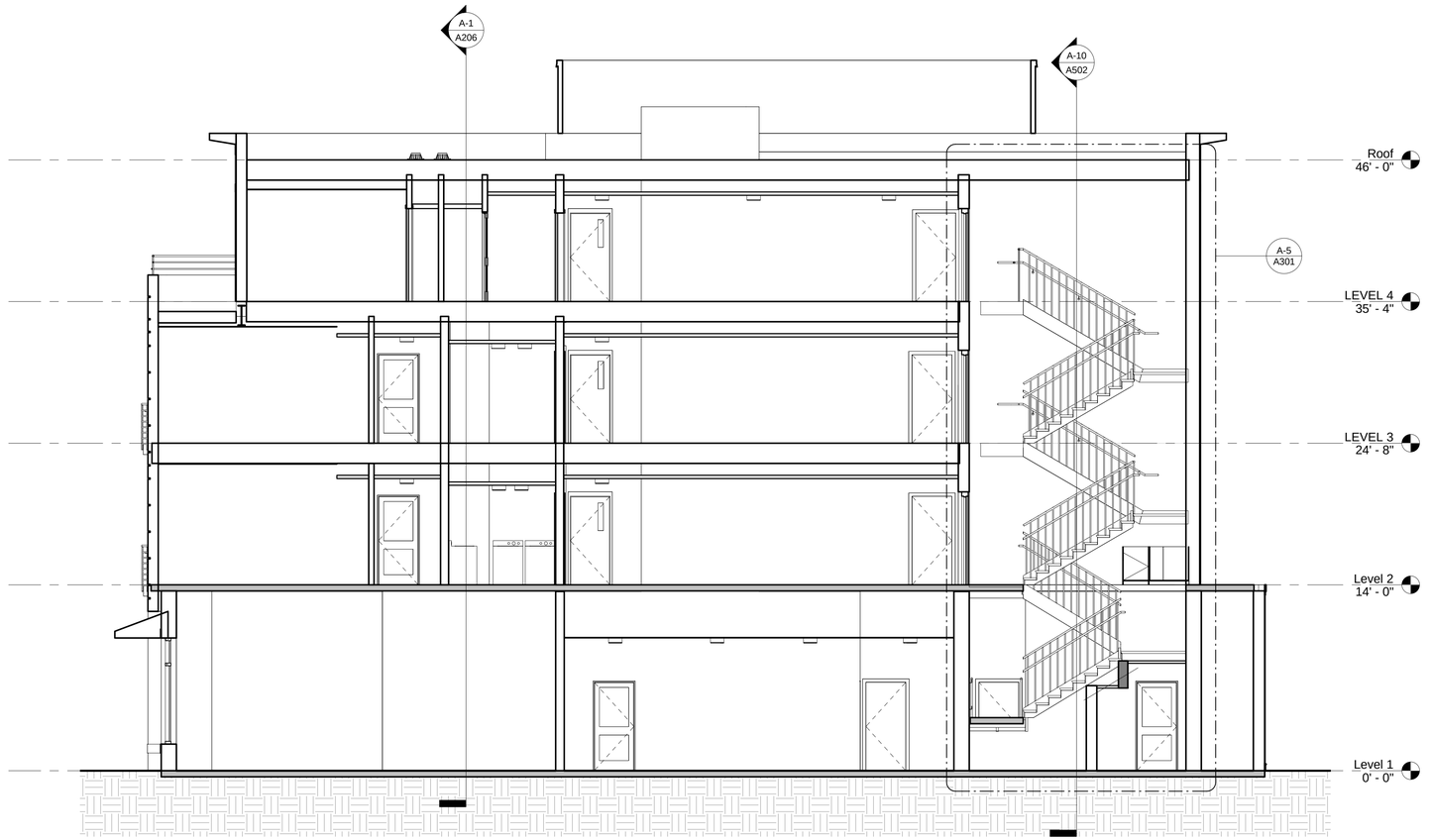
Title
NORTH ELEVATION

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A204

A-1 NORTH ELEVATION
1/4" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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Somerville, MA 02144
617.628.5700
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Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BUILDING SECTION

95% PRICING SUBMISSION

Designed: Designer
Checked: Author
Project No.: 16045.00
Scale: 3/16" = 1'-0"
Date: 10.31.2018
Drawing No.: A205

A-1 BUILDING SECTION - LONGITUDINAL
3/16" = 1'-0"

A-1 BUILDING SECTION - LATITUDINAL

1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
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Consultant

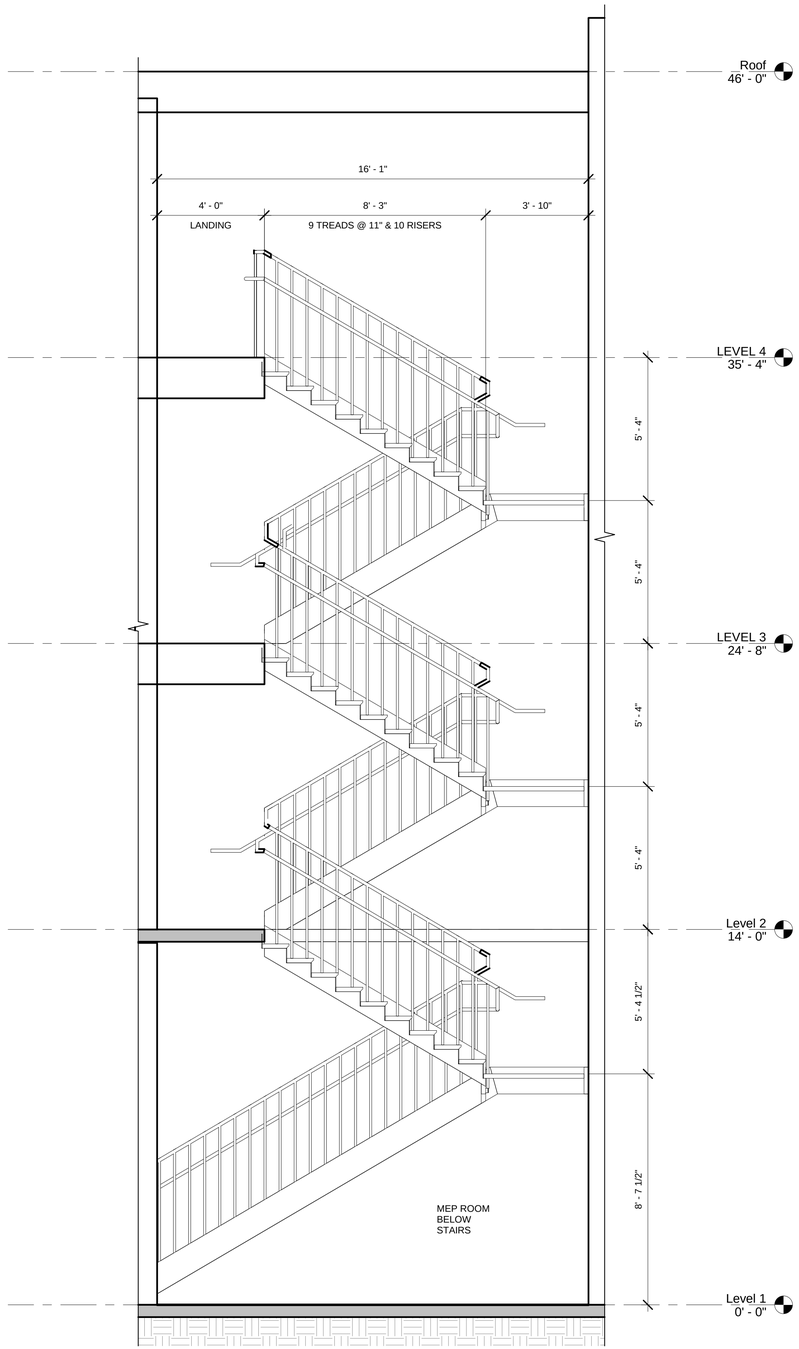
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BUILDING SECTION

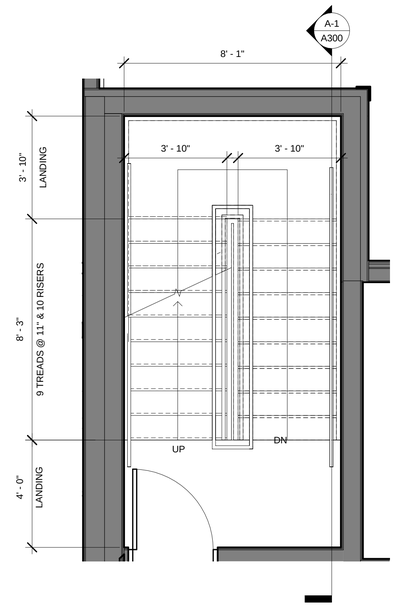
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A206



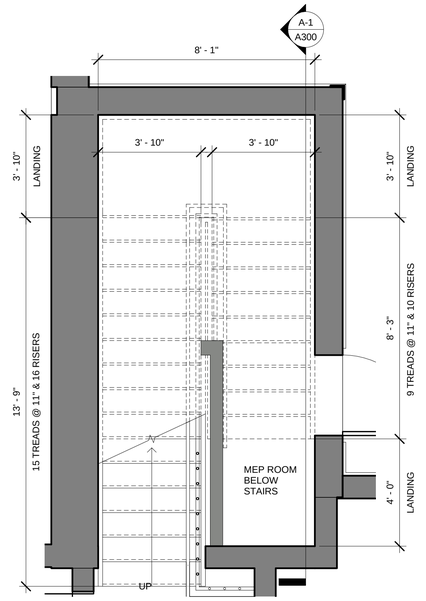
A-1 / A300



G-7 | STAIR 1 - ENLARGED UPPER FLOOR PLAN

3/8" = 1'-0"

A-1 / A300



A-7 | STAIR 1 - ENLARGED FIRST FLOOR PLAN

3/8" = 1'-0"

A-1 / A300 | STAIR 1 SECTION

3/8" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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Somerville, MA 02144
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Consultant

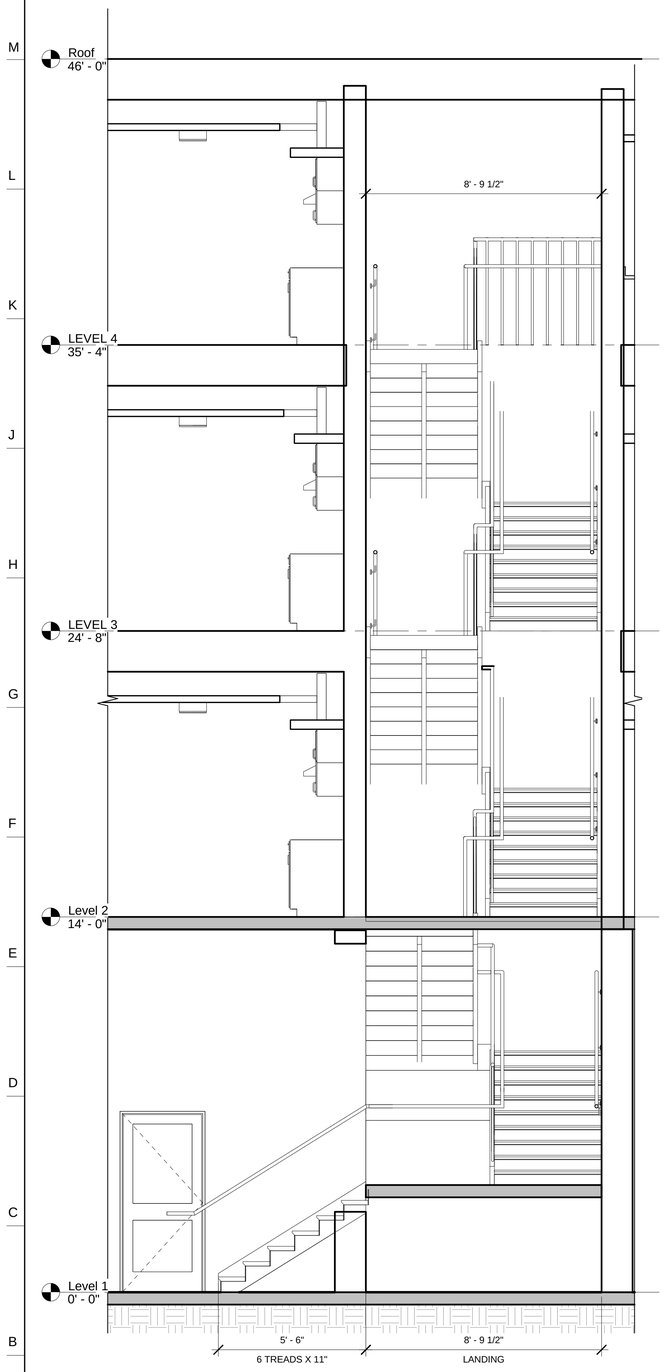
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
VERTICAL CIRCULATION

95% PRICING SUBMISSION

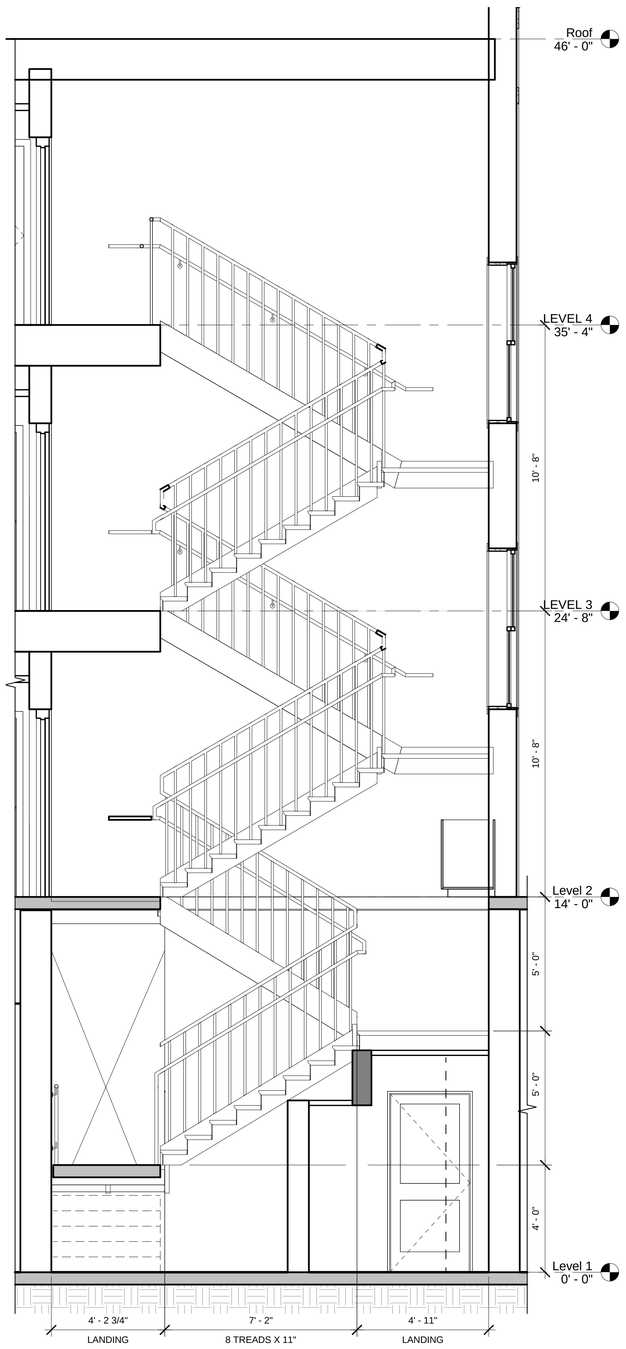
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/8" = 1'-0"
Date	10.31.2018

Drawing No.
A300



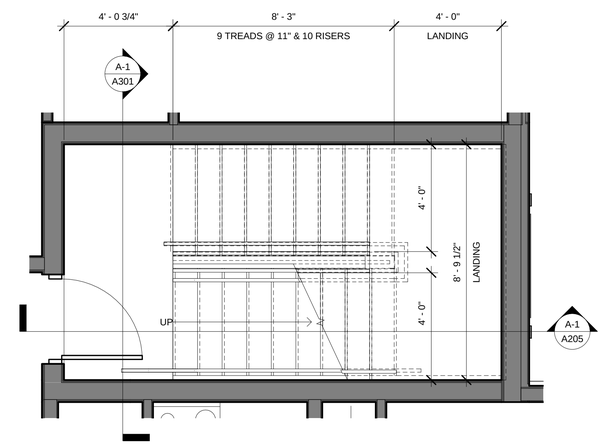
A-1 STAIR 2 - SECTION 2

3/8" = 1'-0"



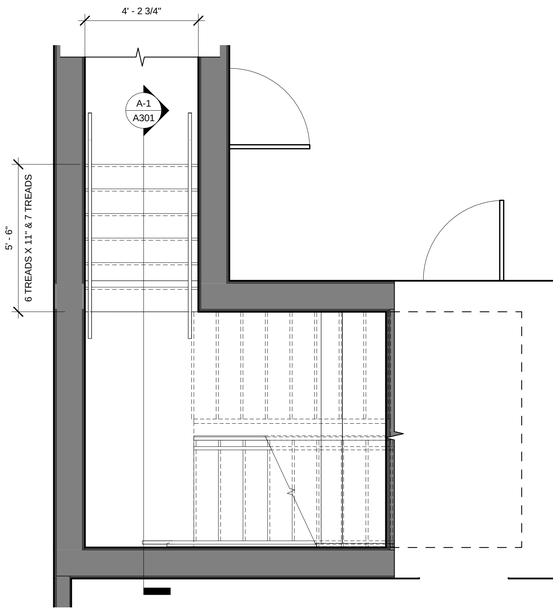
A-5 STAIR 2 - SECTION 1

3/8" = 1'-0"



A-9 STAIR 2 - ENLARGED FIRST FLOOR PLAN

3/8" = 1'-0"



G-9 STAIR 2 - ENLARGED UPPER FLOOR PLAN

3/8" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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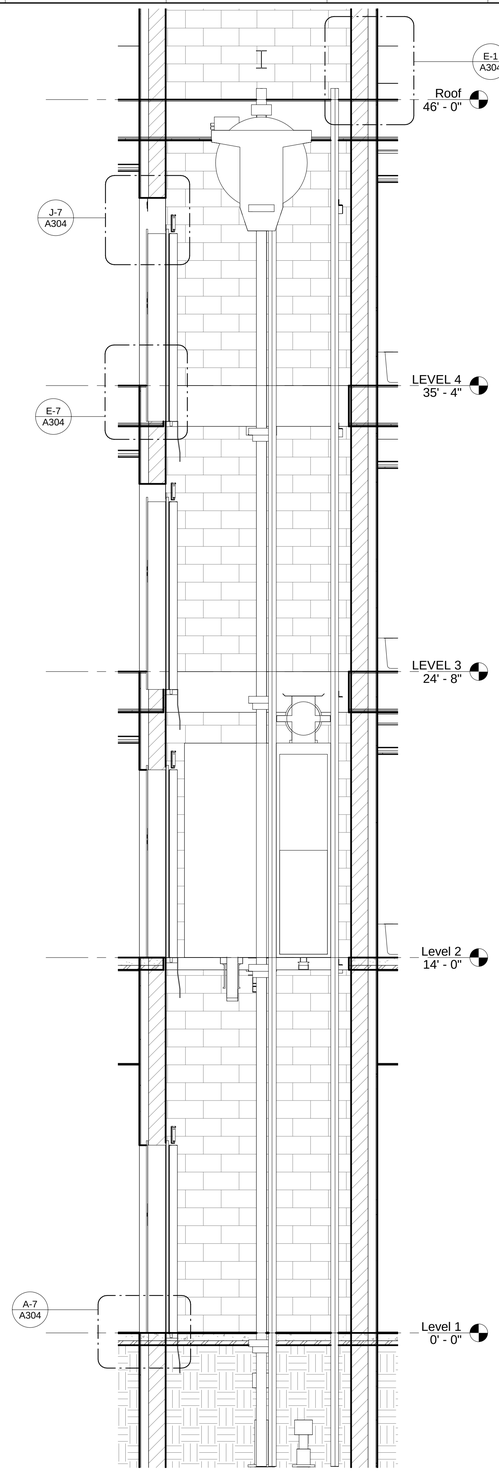
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
VERTICAL CIRCULATION

95% PRICING SUBMISSION

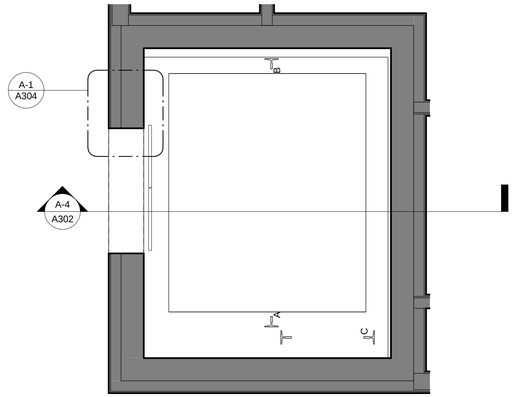
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/8" = 1'-0"
Date	10.31.2018

Drawing No.
A301



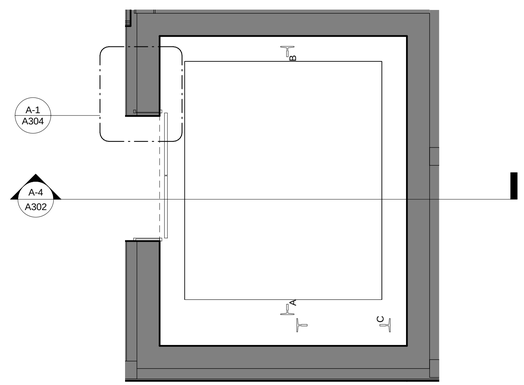
A-4 — ELEVATOR SECTION 1

3/8" = 1'-0"



G-9 — ELEVATOR LEVEL 2, 3 & 4 PLAN

1/2" = 1'-0"



A-9 — ELEVATOR GROUND FLOOR PLAN

1/2" = 1'-0"

NOTES

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No.	REVISIONS/SUBMISSIONS	Date

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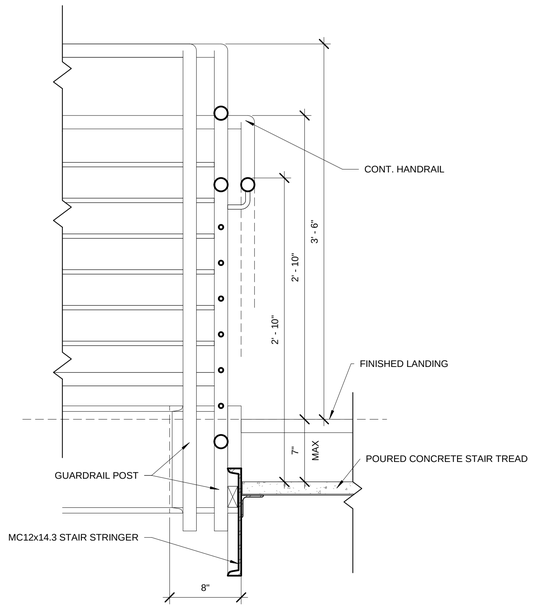
Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

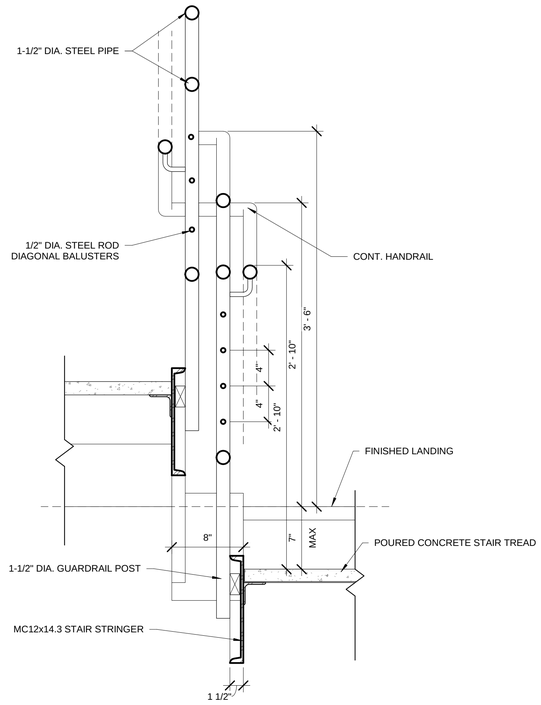
Title
VERTICAL CIRCULATION

95% PRICING SUBMISSION

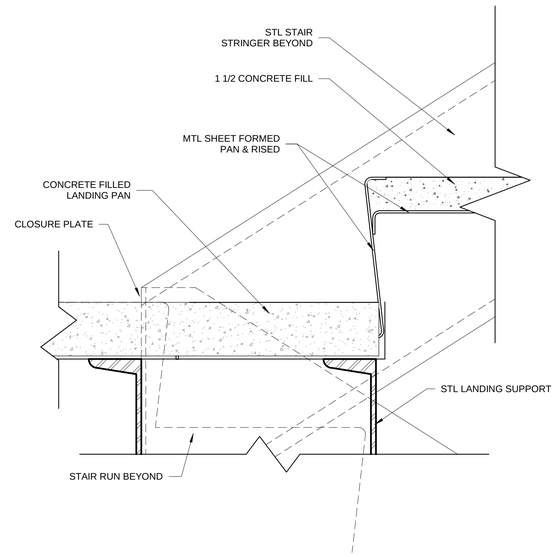
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018
Drawing No.	A302



G-1	STAIR GUARDRAIL DETAIL @ TOP LANDING
1 1/2" = 1'-0"	



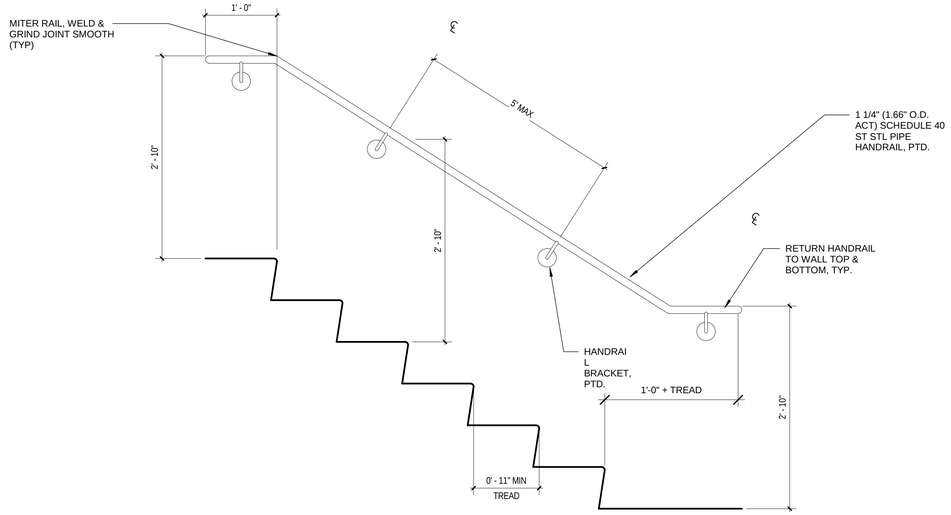
G-5	STAIR STRINGER & GUARDRAIL DETAIL
1 1/2" = 1'-0"	



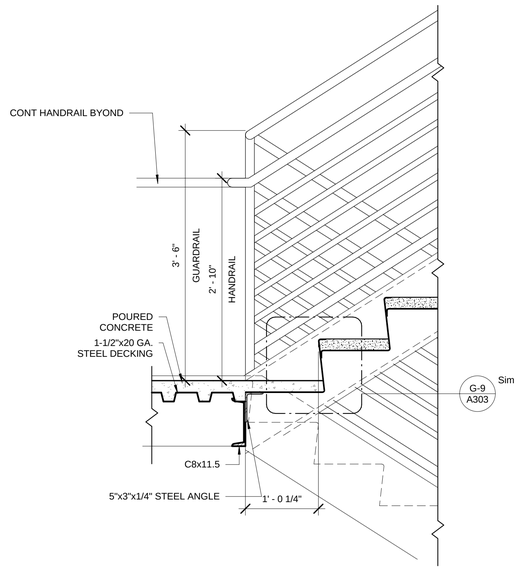
G-9	STAIR TYPICAL RUN TO LANDING DETAIL
3" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.



A-1	STAIR WALL TYPICAL RAIL DIMENSIONS
1" = 1'-0"	



A-9	STAIR TYPICAL GUARDRAIL @ LANDING
1" = 1'-0"	

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

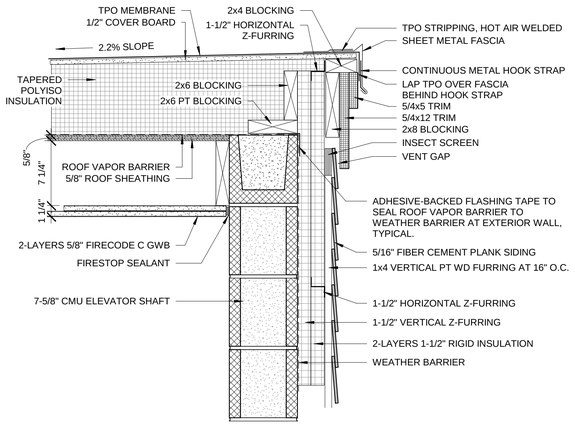
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
STAIR DETAILS

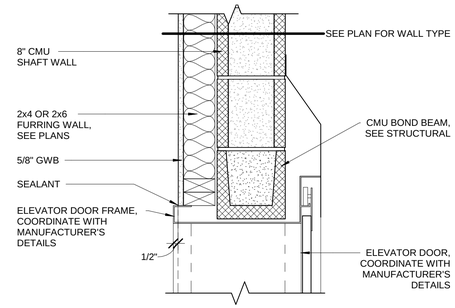
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018

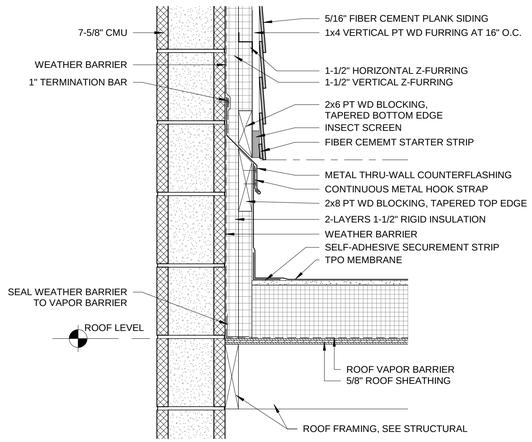
Drawing No.
A303



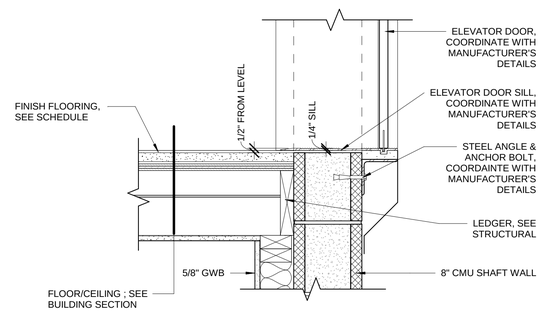
J-1	ELEVATOR ROOF PARAPET
1 1/2" = 1'-0"	



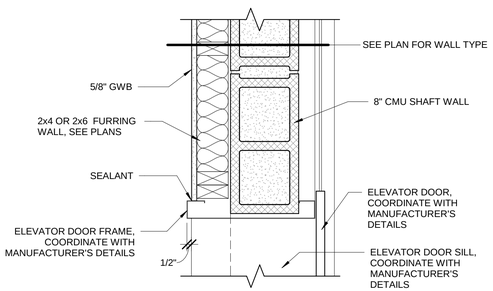
J-7	ELEVATOR HEAD DETAIL
1 1/2" = 1'-0"	



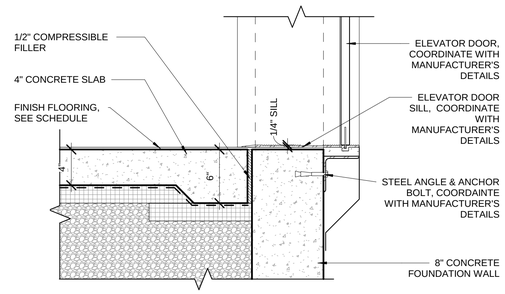
E-1	ELEVATOR ROOF DETAIL
1 1/2" = 1'-0"	



E-7	ELEVATOR SILL AT CMU
1 1/2" = 1'-0"	



A-1	ELEVATOR JAMB DETAIL
1 1/2" = 1'-0"	



A-7	ELEVATOR SILL AT FOUNDATION
1 1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

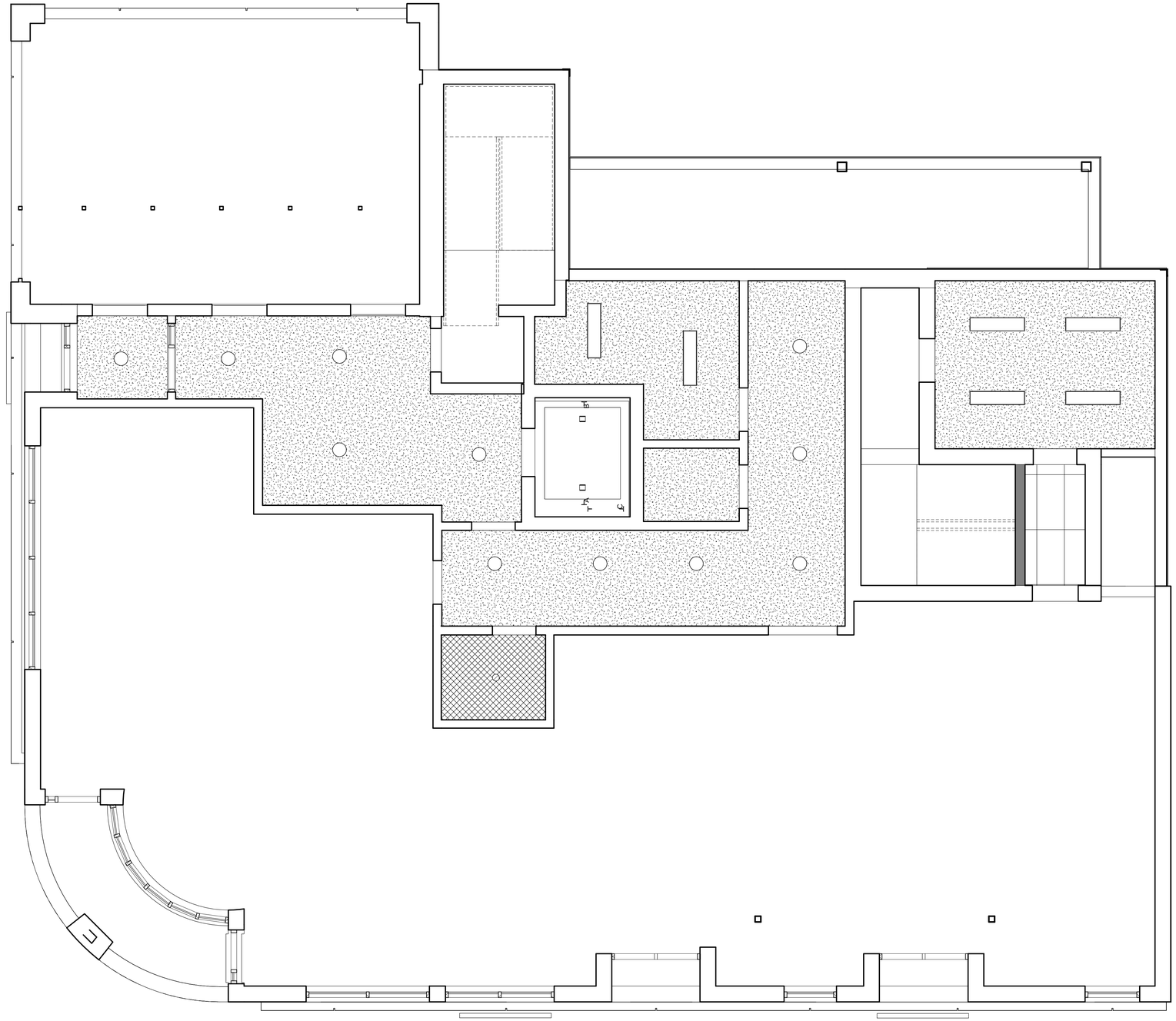
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ELEVATOR DETAILS

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018
Drawing No.	A304

©



NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.
- SEE ELECTRICAL DWG'S FOR LIGHTING FIXTURES AND LOCATIONS

NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

LEGEND

- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- WALL SCONCE, SEE ELECTRICAL DRAWINGS.
- FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
- CEILING FAN, SEE MECHANICAL PLANS.
- RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
- CLOSET & ABOVE KITCHEN CABINETS SOFFIT GWB AT 7'-0" SEE FLOOR/CEILING ASSEMBLY C4
- MOISTURE RESISTANT GWB AT 7'-6", UNLESS NOTED OTHERWISE SEE FLOOR/CEILING ASSEMBLY C4
- UNIT ENTRY & DROPPED GWB SOFFITS AT 8'-0" SEE FLOOR/CEILING ASSEMBLY C4
- 1) ON FIRST FLOOR GWB SOFFIT AT 10'-0"
  2) ON UPPER FLOORS GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY 1. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY 2.)

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
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Somerville, MA 02144
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Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

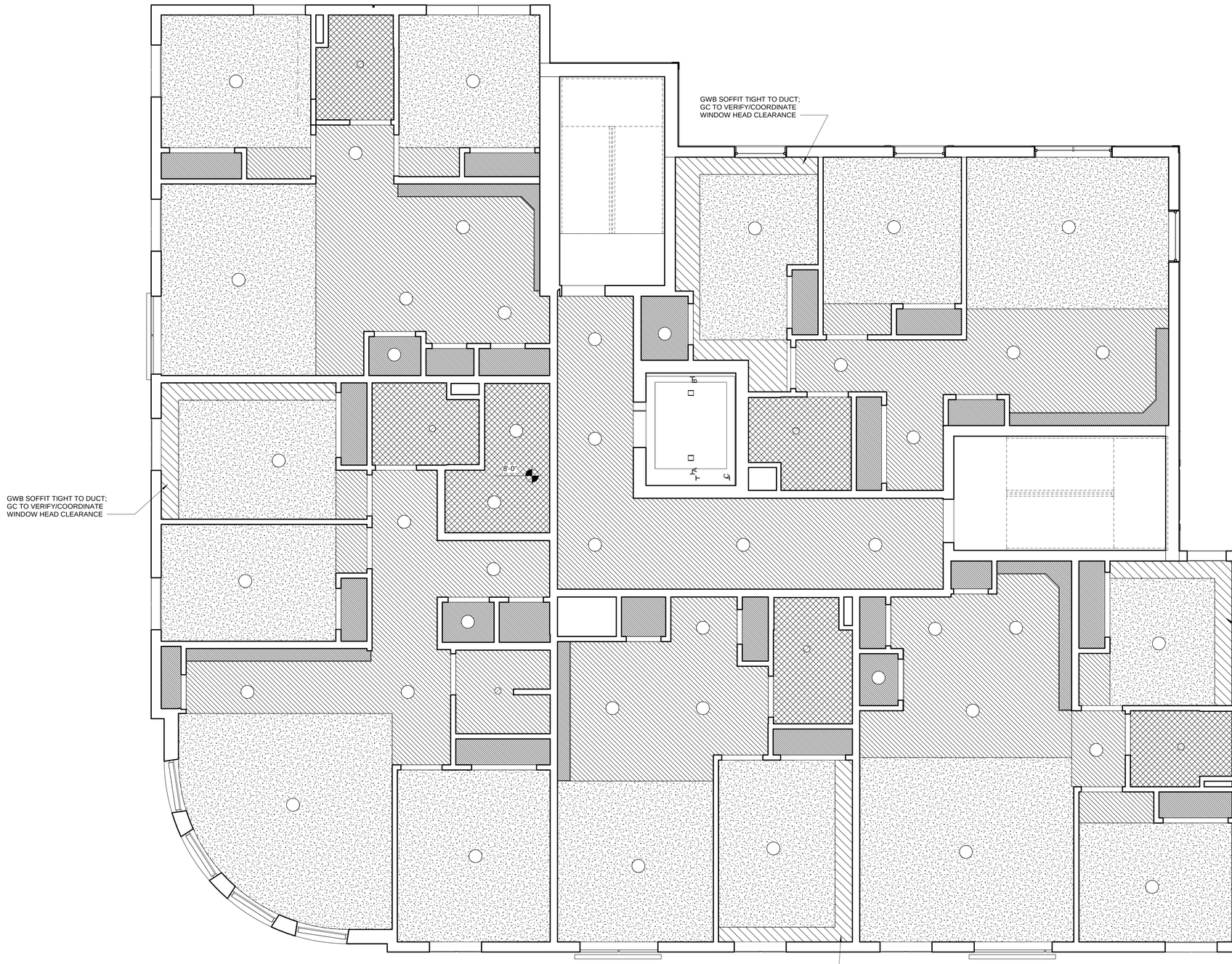
Title
LEVEL 1 REFLECTED CEILING PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A401

A-1 LEVEL 1 REFLECTED CEILING PLAN
1/4" = 1'-0"



A-1 LEVEL 2 REFLECTED CEILING PLAN

1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.
- SEE ELECTRICAL DWG'S FOR LIGHTING FIXTURES AND LOCATIONS

NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

LEGEND

- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- WALL SCONCE, SEE ELECTRICAL DRAWINGS.
- FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
- CEILING FAN, SEE MECHANICAL PLANS.
- RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
- CLOSET & ABOVE KITCHEN CABINETS SOFFIT GWB AT 7'-0" SEE FLOOR/CEILING ASSEMBLY C4
- MOISTURE RESISTANT GWB AT 7'-6", UNLESS NOTED OTHERWISE SEE FLOOR/CEILING ASSEMBLY C4
- UNIT ENTRY & DROPPED GWB SOFFITS AT 8'-0" SEE FLOOR/CEILING ASSEMBLY C4
- 1) ON FIRST FLOOR GWB SOFFIT AT 10'-0"
  2) ON UPPER FLOORS GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY 1. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY 2.)

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

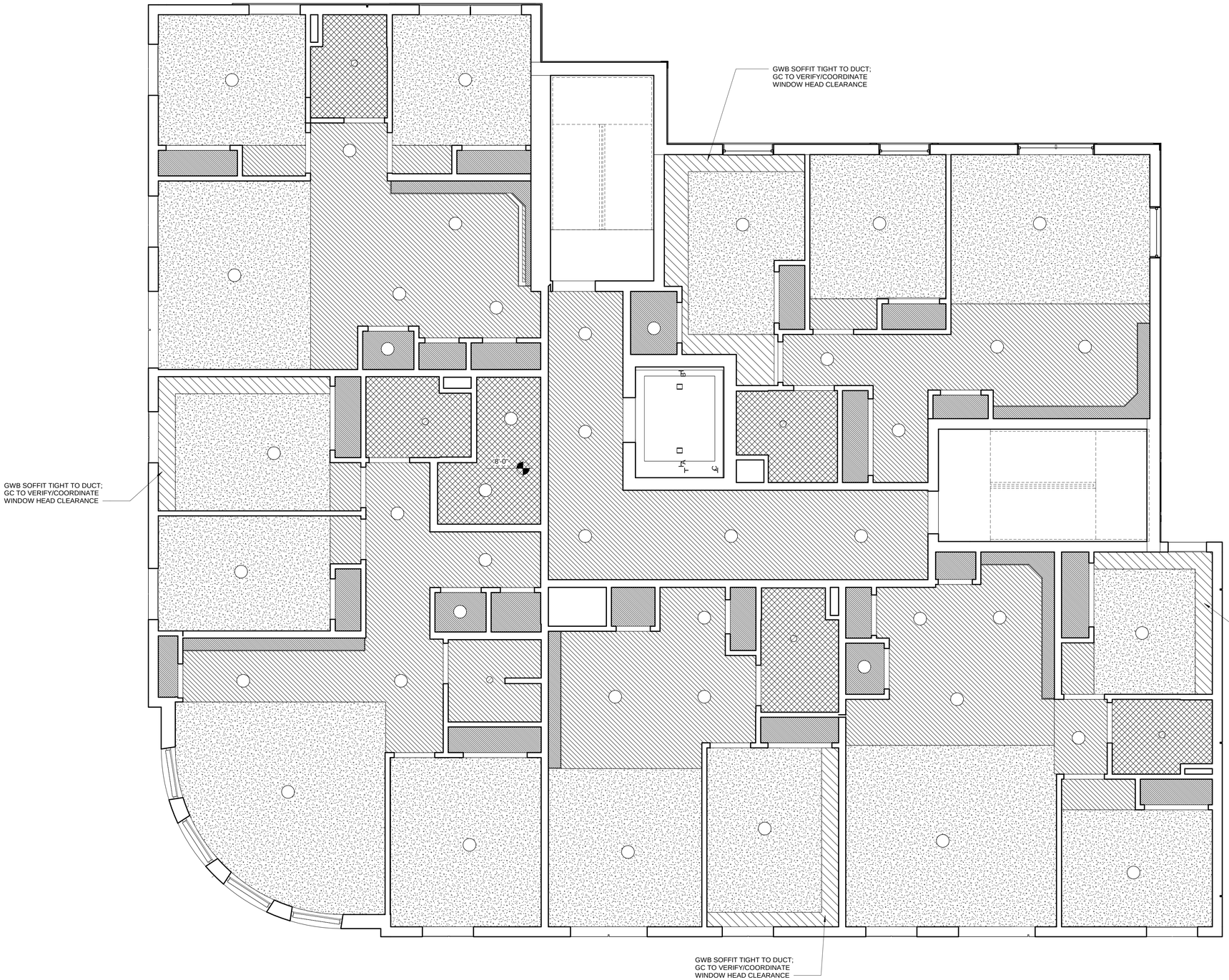
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
LEVEL 2 REFLECTED CEILING PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A402



NOTES

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GENERAL NOTES

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- SEE ELECTRICAL DWG'S FOR LIGHTING FIXTURES AND LOCATIONS

NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

LEGEND

- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- WALL SCONCE, SEE ELECTRICAL DRAWINGS.
- FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
- CEILING FAN, SEE MECHANICAL PLANS.
- RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
- CLOSET & ABOVE KITCHEN CABINETS SOFFIT GWB AT 7'-0" SEE FLOOR/CEILING ASSEMBLY C4
- MOISTURE RESISTANT GWB AT 7'-6", UNLESS NOTED OTHERWISE SEE FLOOR/CEILING ASSEMBLY C4
- UNIT ENTRY & DROPPED GWB SOFFITS AT 8'-0" SEE FLOOR/CEILING ASSEMBLY C4
- 1) ON FIRST FLOOR GWB SOFFIT AT 10'-0"
  2) ON UPPER FLOORS GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY 1. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY 2.)

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
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Somerville, MA 02144
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www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

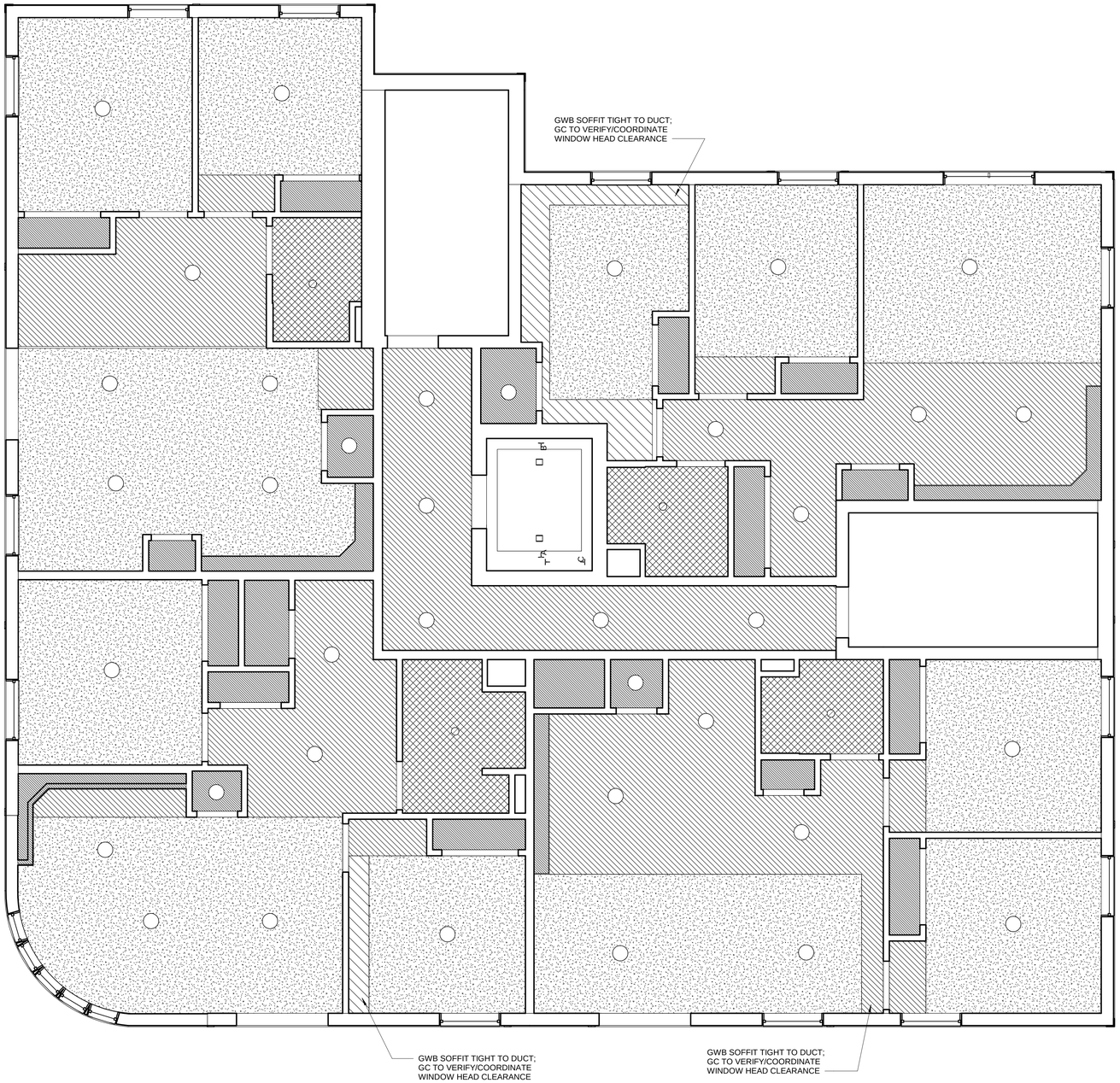
Title
LEVEL 3 REFLECTED CEILING PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A403

A-1 LEVEL 3 REFLECTED CEILING PLAN
1/4" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.
- SEE ELECTRICAL DWG'S FOR LIGHTING FIXTURES AND LOCATIONS

NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

LEGEND

- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- WALL SCONCE, SEE ELECTRICAL DRAWINGS.
- FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
- CEILING FAN, SEE MECHANICAL PLANS.
- RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
- CLOSET & ABOVE KITCHEN CABINETS SOFFIT GWB AT 7'-0" SEE FLOOR/CEILING ASSEMBLY C4
- MOISTURE RESISTANT GWB AT 7'-6", UNLESS NOTED OTHERWISE SEE FLOOR/CEILING ASSEMBLY C4
- UNIT ENTRY & DROPPED GWB SOFFITS AT 8'-0" SEE FLOOR/CEILING ASSEMBLY C4
- 1) ON FIRST FLOOR GWB SOFFIT AT 10'-0"
  2) ON UPPER FLOORS GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY 1. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY 2.)

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
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Somerville, MA 02144
617.628.5700
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Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

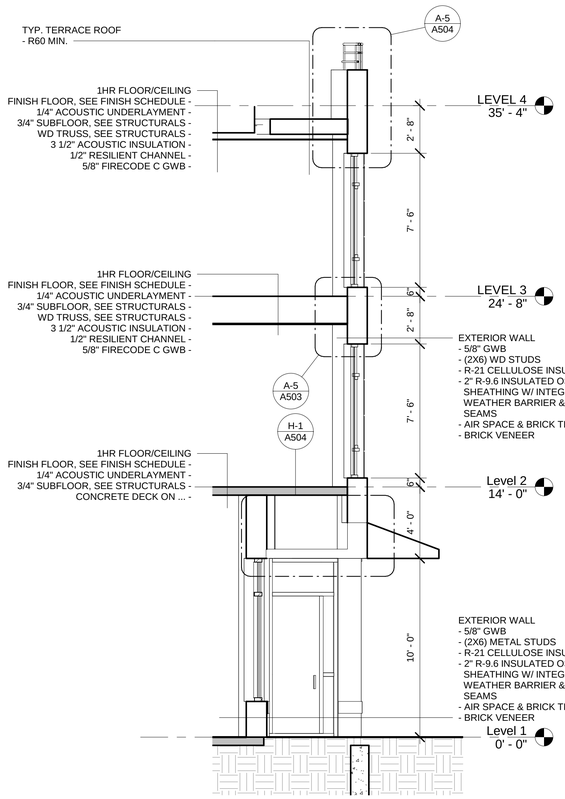
Title
LEVEL 4 REFLECTED CEILING PLAN

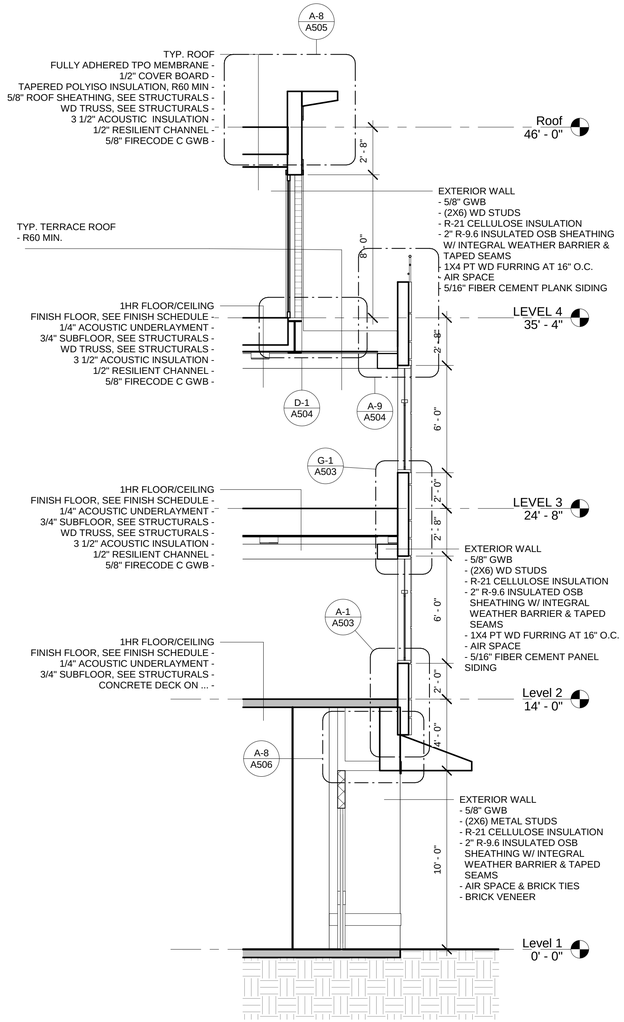
95% PRICING SUBMISSION

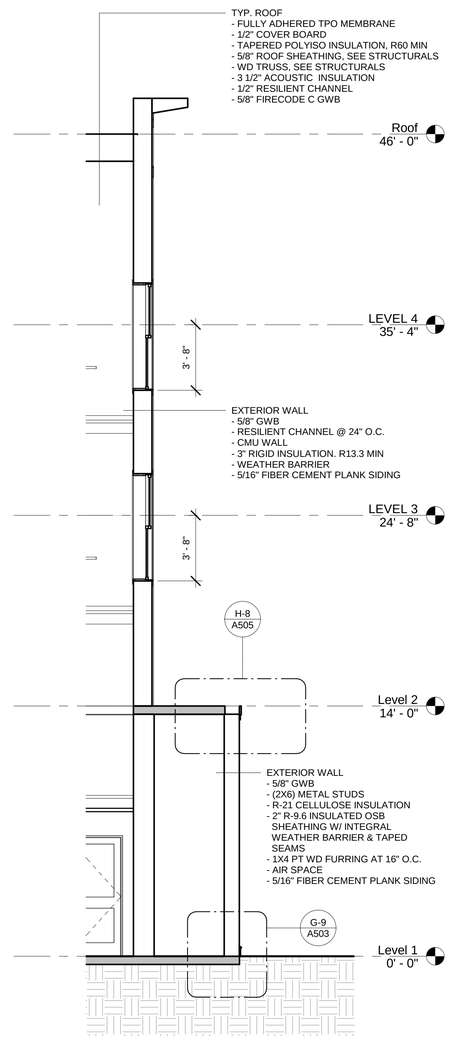
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A404

A-1 LEVEL 4 REFLECTED CEILING PLAN
1/4" = 1'-0"







NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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Somerville, MA 02144
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Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

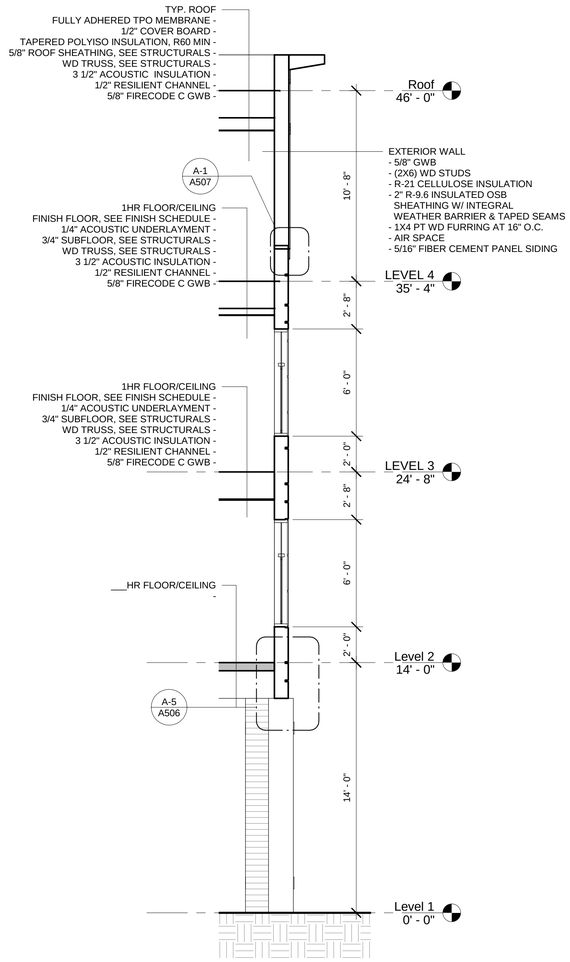
Title
WALL SECTIONS

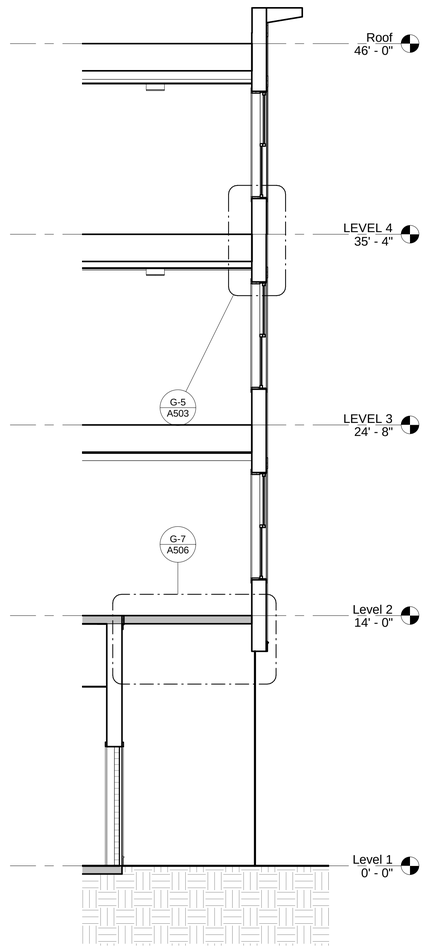
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A501

A-1	WALL SECTION 1	A-5	WALL SECTION 2	A-9	WALL SECTION 3
1/4" = 1'-0"		1/4" = 1'-0"		1/4" = 1'-0"	





NOTES

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Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

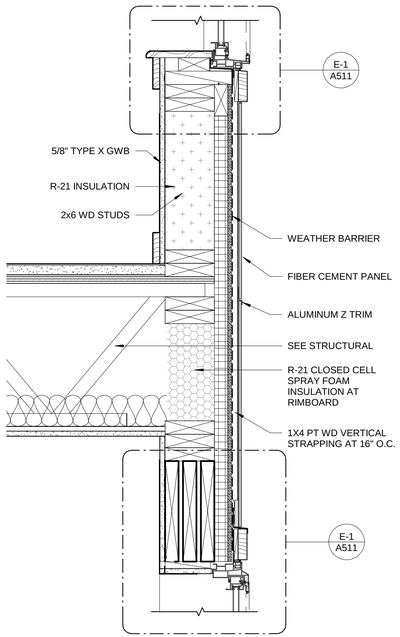
Title
WALL SECTIONS

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

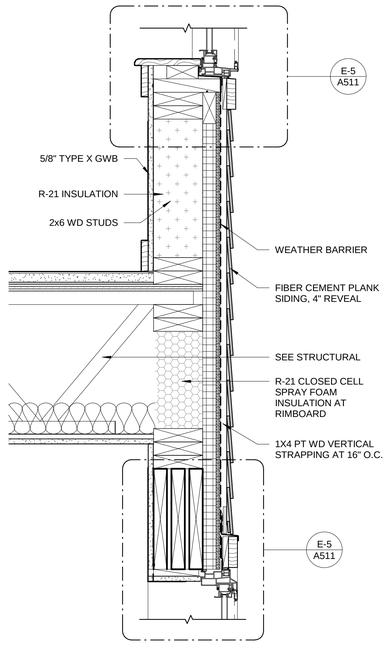
Drawing No.
A502

A-5	WALL SECTION 5	A-10	WALL SECTION 4
1/4" = 1'-0"		1/4" = 1'-0"	



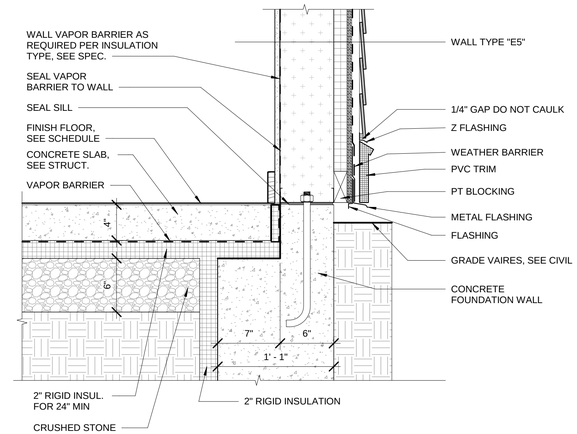
G-1 FIBER CEMENT PANEL AT RIMBOARD

1 1/2" = 1'-0"



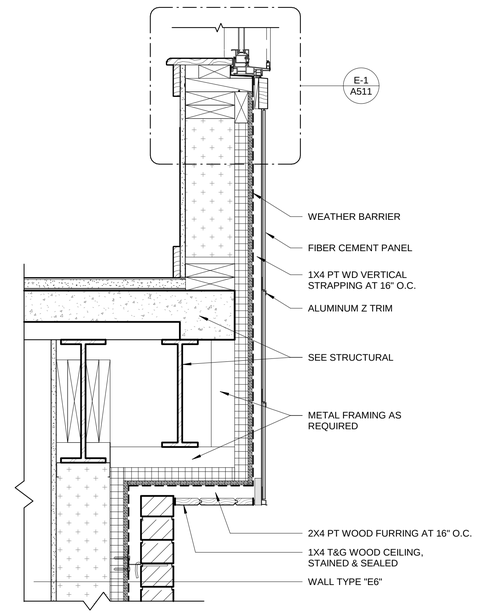
G-5 FIBER CEMENT PLANK AT RIMBOARD

1 1/2" = 1'-0"



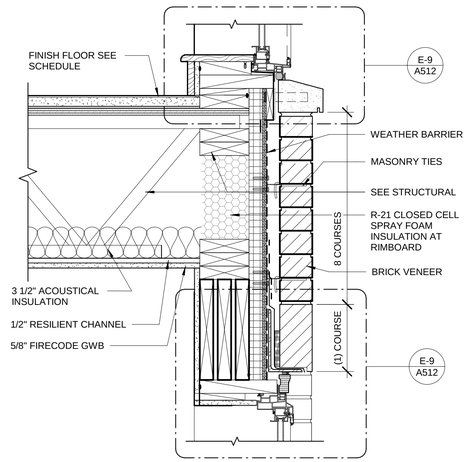
G-9 DETAIL AT FIBER CEMENT PLANK WALL BASE

1 1/2" = 1'-0"



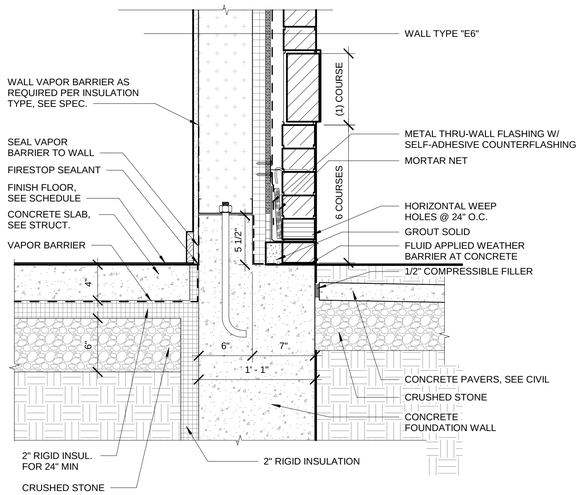
A-1 DETAIL AT CONCRETE FLOOR RIMBOARD

1 1/2" = 1'-0"



A-5 BRICK AT RIMBOARD

1 1/2" = 1'-0"



A-9 DETAIL AT BRICK WALL BASE

1 1/2" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

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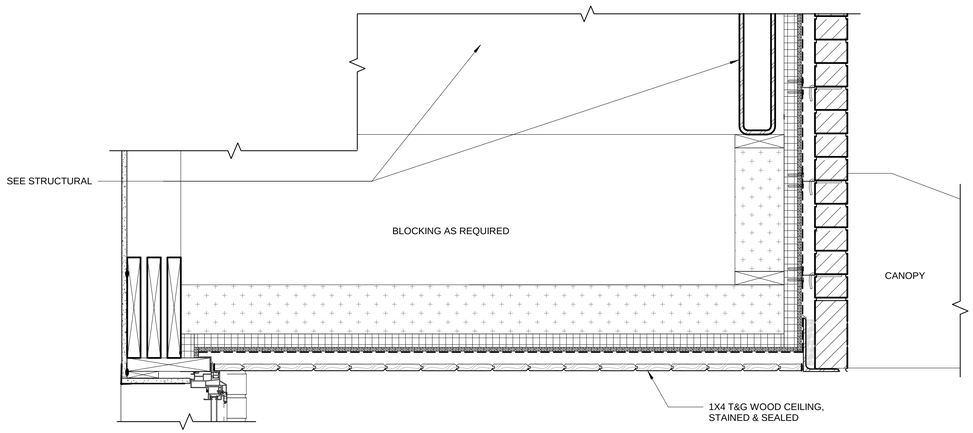
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BUILDING DETAILS

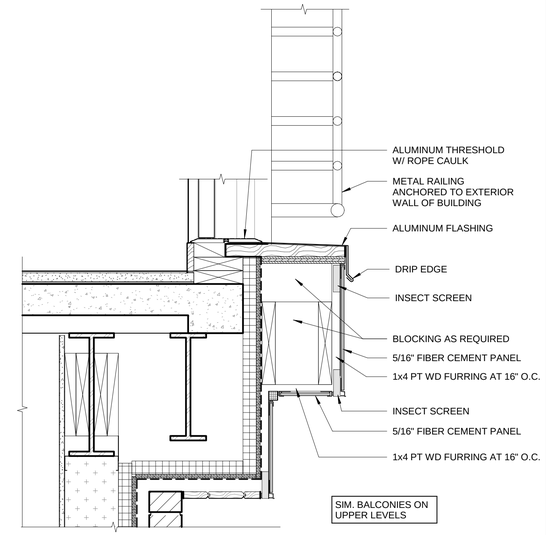
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018
Drawing No.	A503



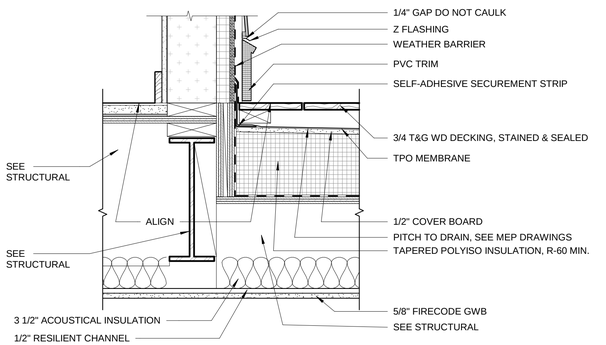
H-1 BRICK AT CURVED OVERHANG

1 1/2" = 1'-0"



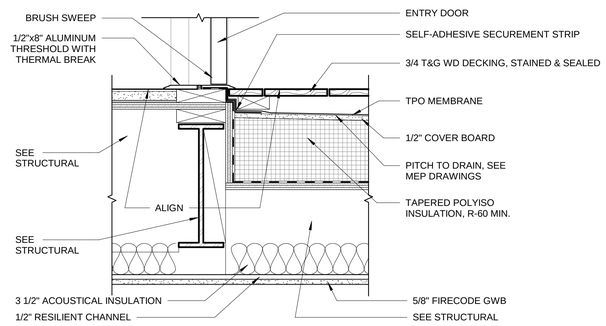
H-9 DETAIL AT BALCONY

1 1/2" = 1'-0"



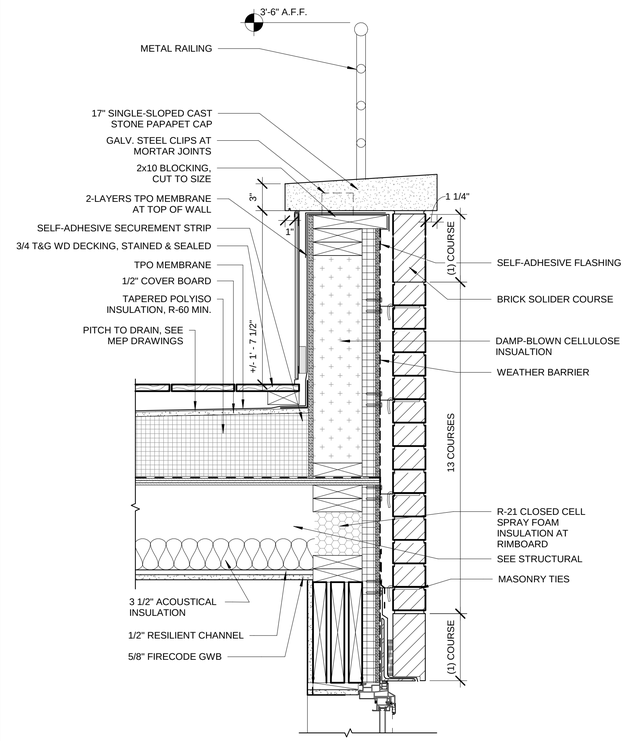
D-1 4TH FLOOR BALCONY AT WALL

1 1/2" = 1'-0"



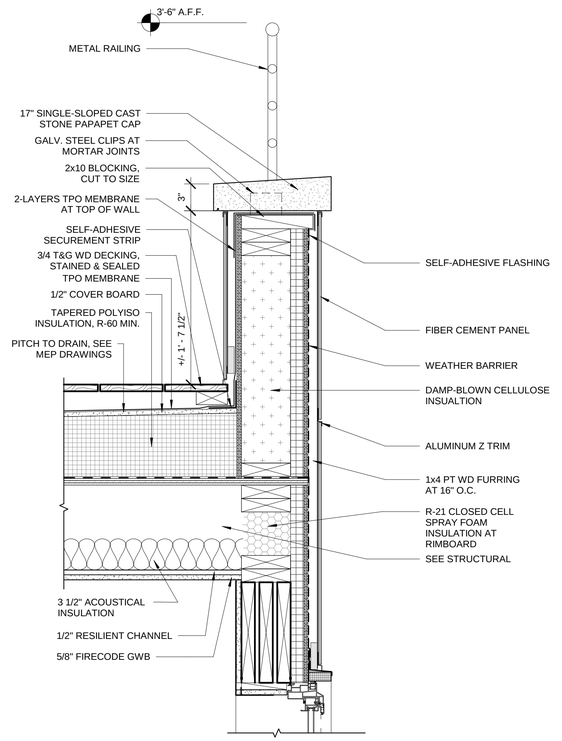
A-1 SILL DETAIL AT BALCONY

1 1/2" = 1'-0"



A-5 BRICK PARAPET AT BALCONY

1 1/2" = 1'-0"



A-9 FIBER CEMENT PANEL PARAPET AT BALCONY

1 1/2" = 1'-0"

NOTES

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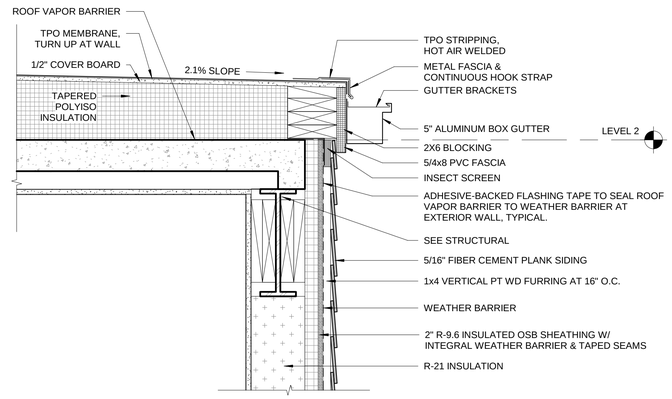
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

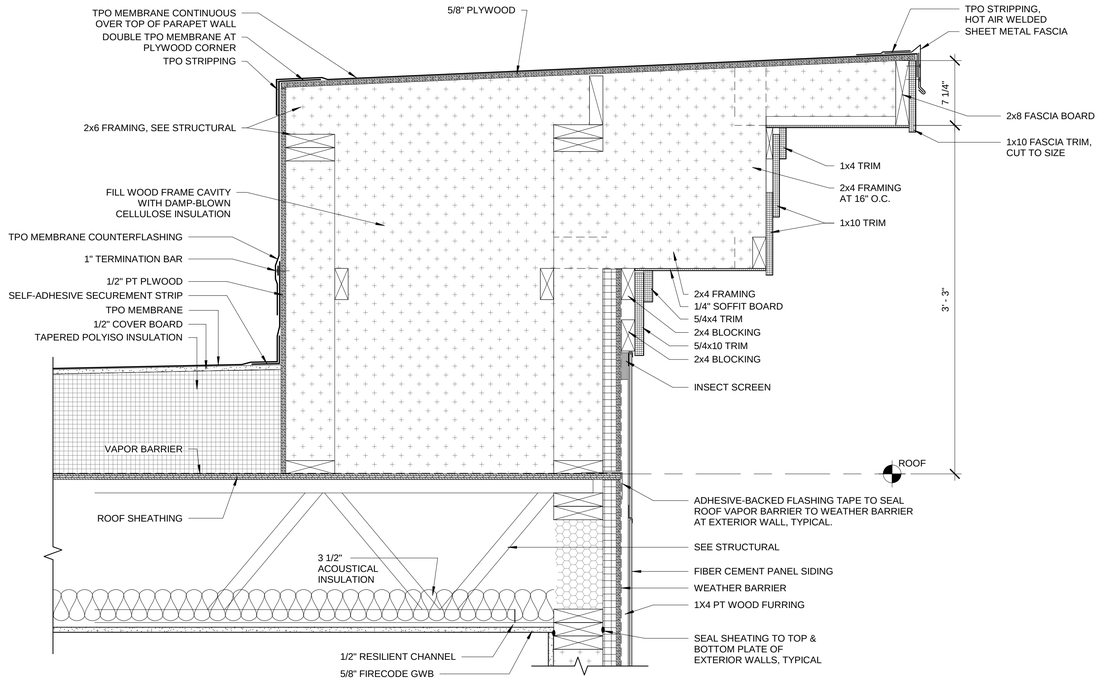
Title
BUILDING DETAILS

95% PRICING SUBMISSION

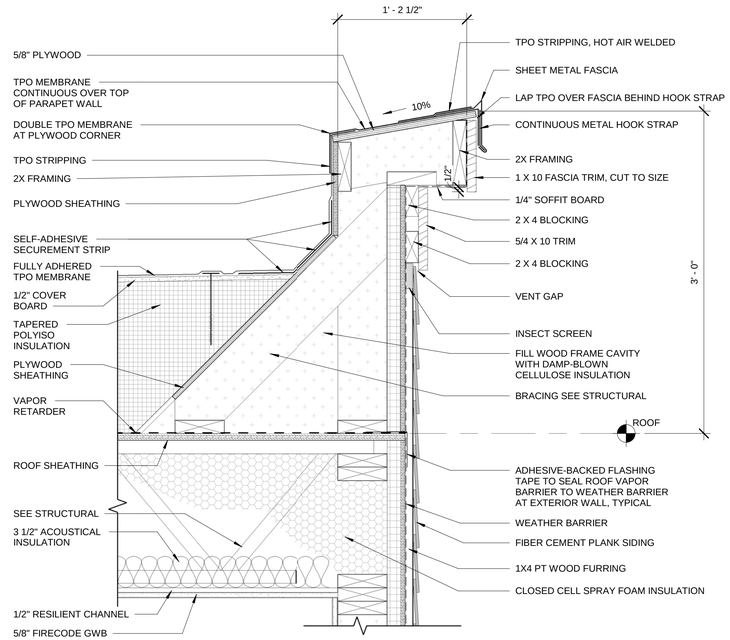
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018
Drawing No.	A504



H-8	DETAIL AT LOW ROOF GUTTER
1 1/2" = 1'-0"	



A-1	DETAIL AT PARAPET 2
1 1/2" = 1'-0"	



A-8	DETAIL AT PARAPET 1
1 1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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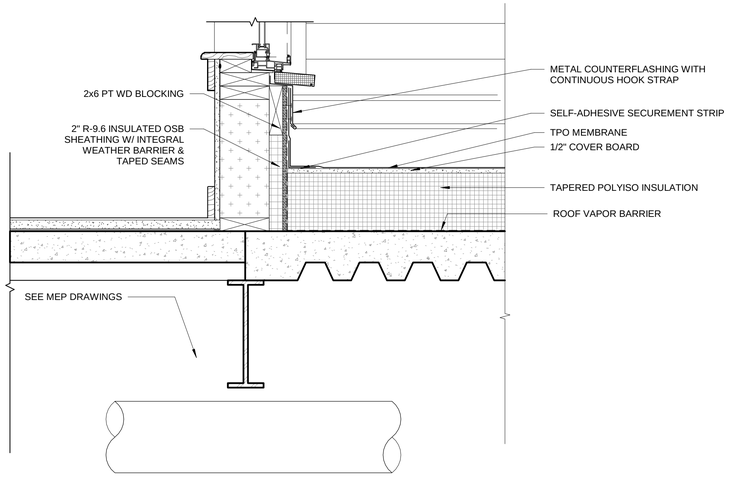
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BUILDING DETAILS

95% PRICING SUBMISSION

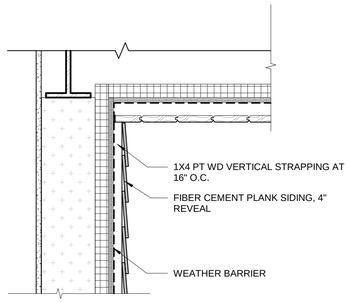
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018

Drawing No.
A505



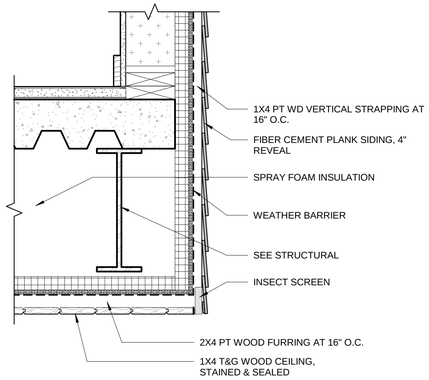
G-1 DETAIL AT WINDOW SILL AT LOW ROOF

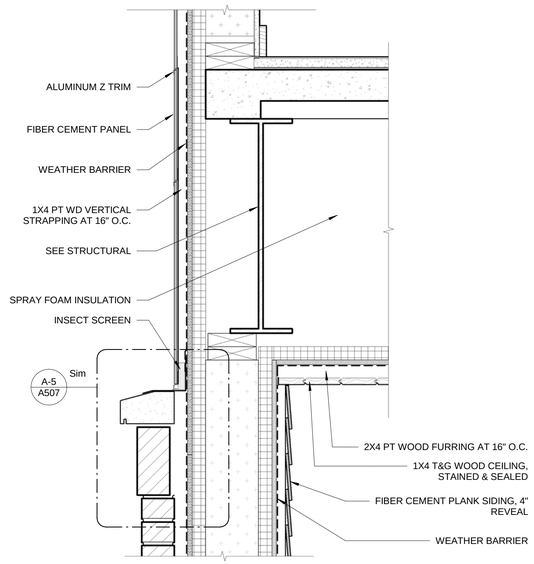
1 1/2" = 1'-0"



G-7 DETAIL AT OVERHANG 2

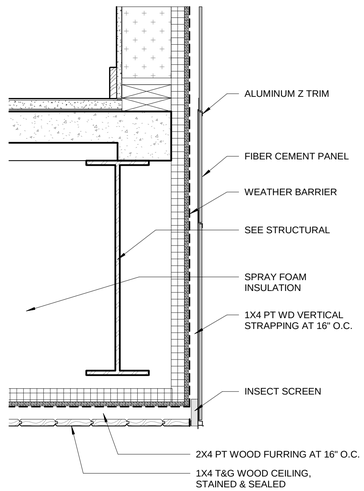
1 1/2" = 1'-0"





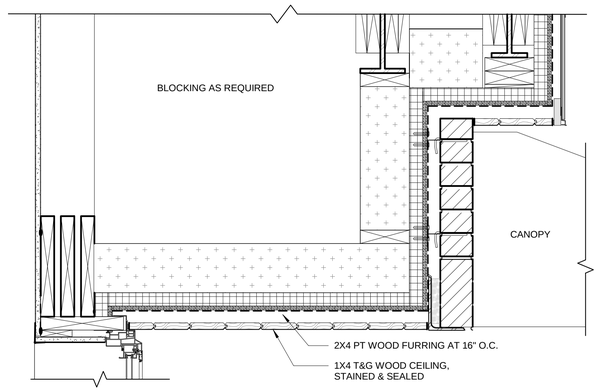
A-1 DETAIL AT PARKING COLUMN

1 1/2" = 1'-0"



A-5 OVERHANG AT PARKING

1 1/2" = 1'-0"



A-8 OVERHAND DETAIL AT ENTRY DOORS

1 1/2" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

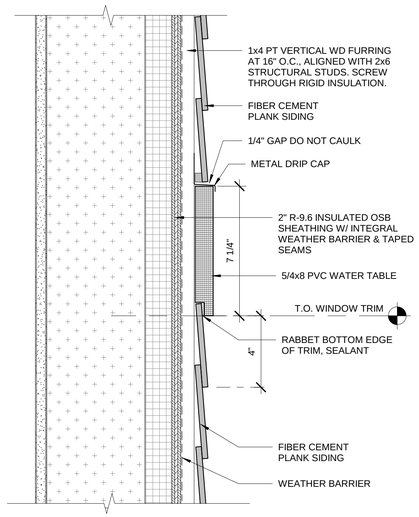
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BUILDING DETAILS

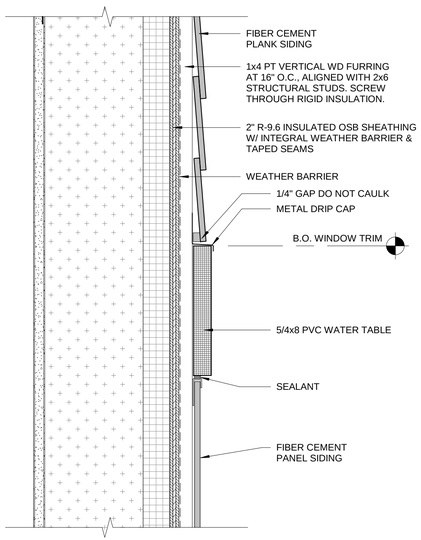
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018

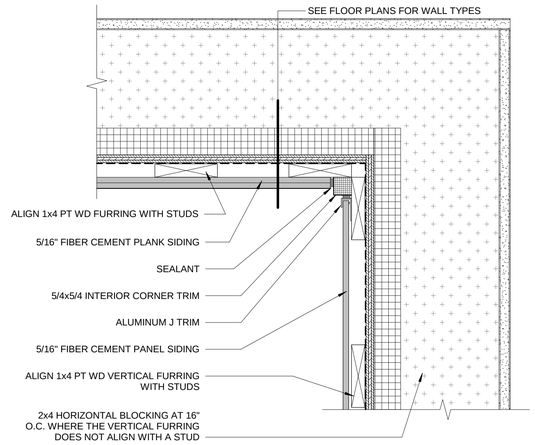
Drawing No.
A506



G-1	DETAIL AT TRIM BOARD
3" = 1'-0"	

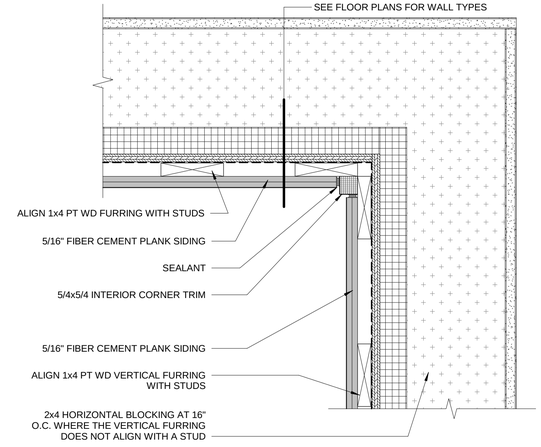


A-1	DETAIL AT MATERIAL CHANGE
3" = 1'-0"	

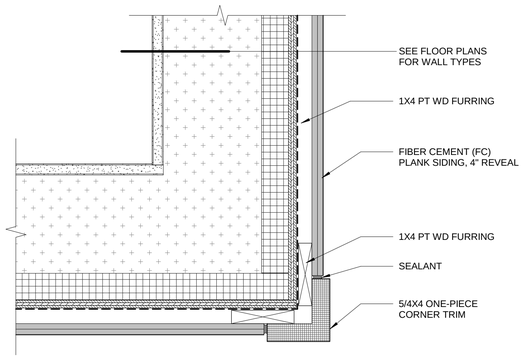


J-5	DETAIL AT PLANK & PANEL INSIDE CORNER
3" = 1'-0"	

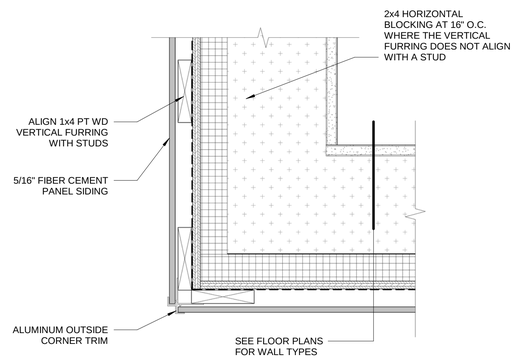
A-5	DETAIL AT STONE CAP
3" = 1'-0"	



J-9	DETAIL AT PLANK SIDING INSIDE CORNER
3" = 1'-0"	



E-9	DETAIL AT PLANK SIDING OUTSIDE CORNER
3" = 1'-0"	



A-9	DETAIL AT PANEL SIDING OUTSIDE CORNER
3" = 1'-0"	

NOTES

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No.	REVISIONS/SUBMISSIONS	Date

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Somerville, MA 02144
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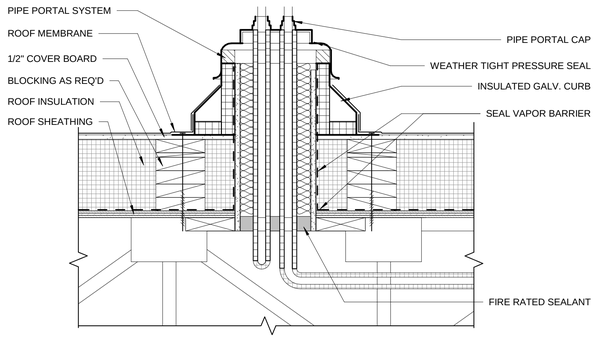
Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

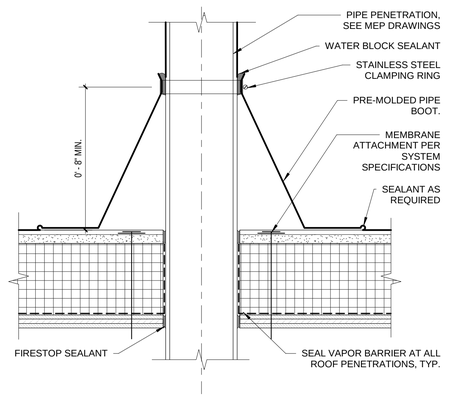
Title
BUILDING DETAILS

95% PRICING SUBMISSION

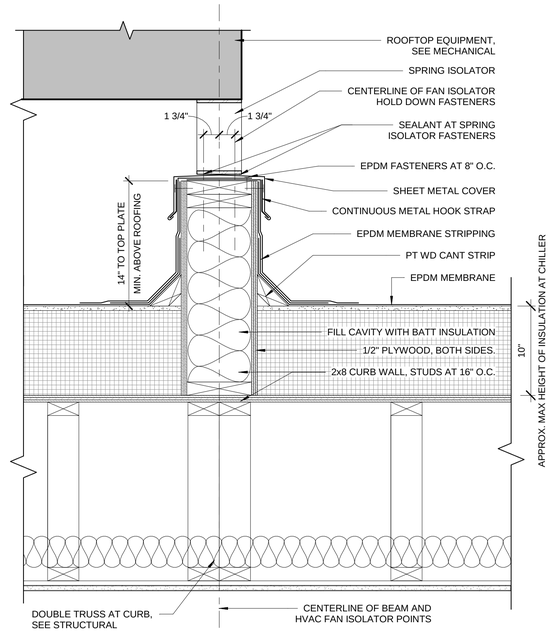
Designed	Drawing No.
Designer	A507
Checked	
Author	
Project No.	
16045.00	
Scale	
3" = 1'-0"	
Date	
10.31.2018	



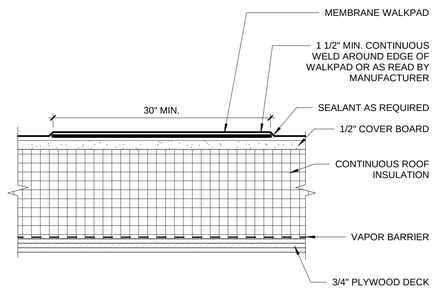
J-5	ROOF PIPE PENETRATION DETAIL
1 1/2" = 1'-0"	



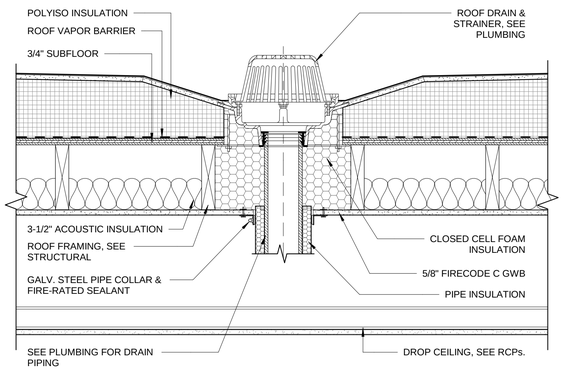
E-5	ROOF VENT PIPE PENETRATION DETAIL
3" = 1'-0"	



E-9	ROOF EQUIP. CURB DETAIL
1 1/2" = 1'-0"	



A-5	TPO WALKWAY PAD
3" = 1'-0"	



A-9	ROOF DRAIN DETAIL
1 1/2" = 1'-0"	

NOTES

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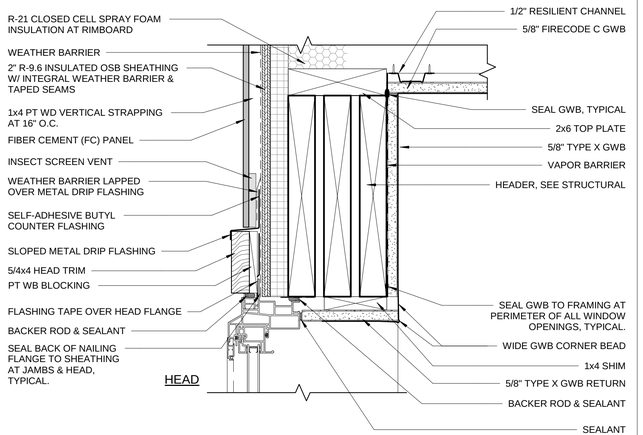
117 BROADWAY, ARLINGTON, MA 02474

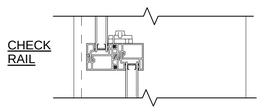
Title
ROOF DETAILS

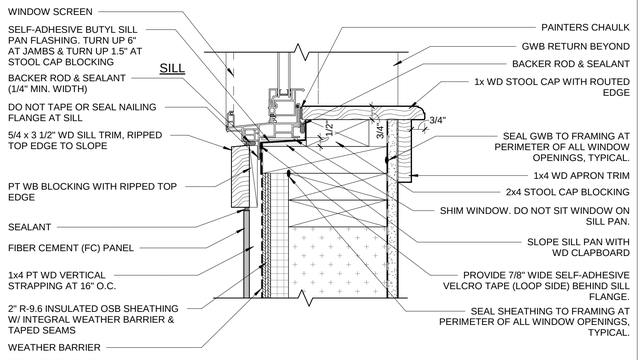
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018

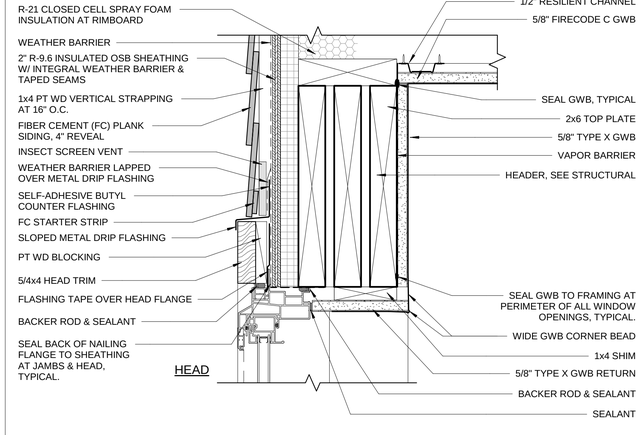
Drawing No.
A510

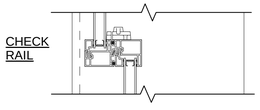


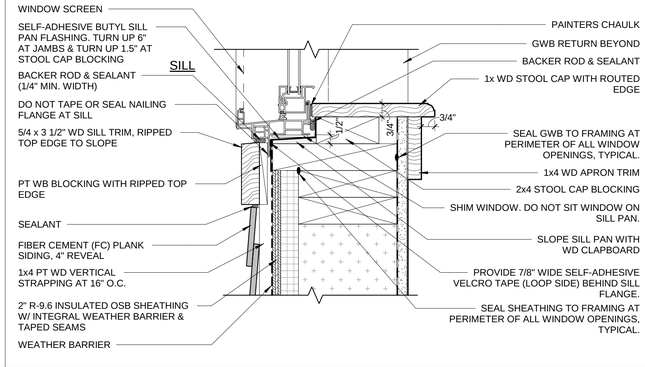




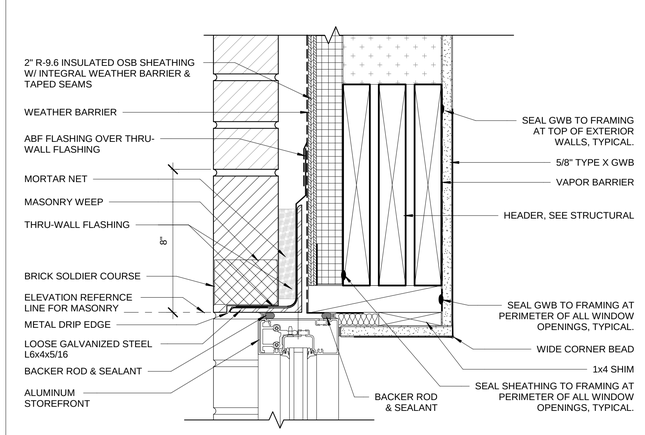
E-1	WINDOW SECTION @ PANEL SIDING
3" = 1'-0"	

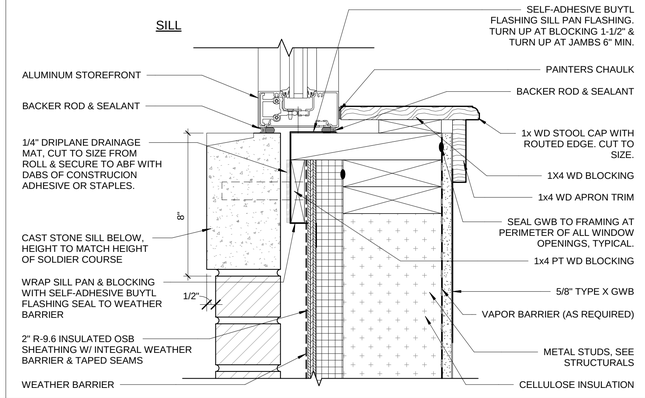




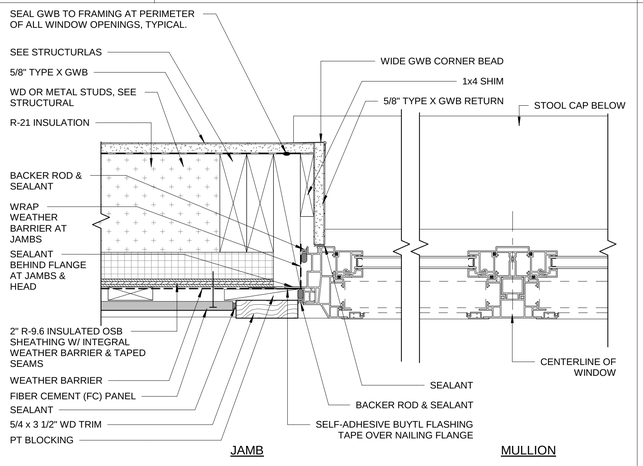


E-5	WINDOW SECTION @ PLANK SIDING
3" = 1'-0"	

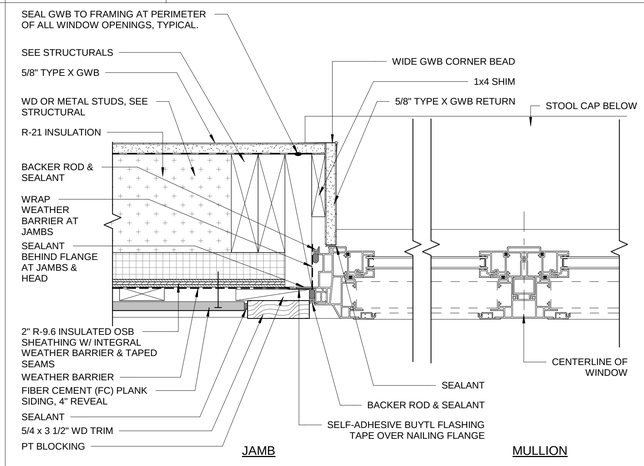




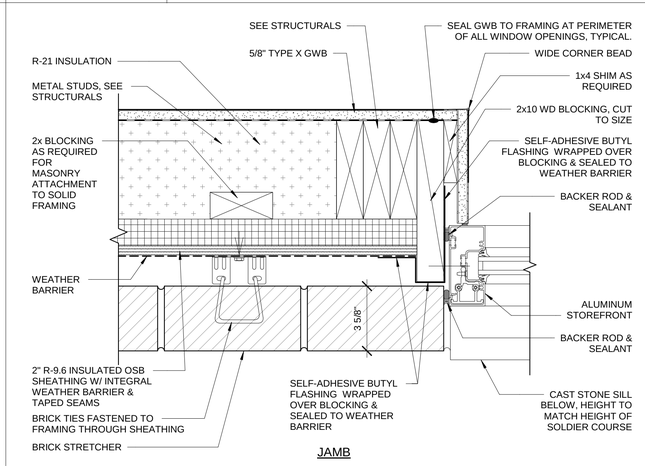
E-9	WINDOW SECTION @ BRICK ON GROUND FLOOR
3" = 1'-0"	



A-1	WINDOW JAMB @ PANEL SIDING
3" = 1'-0"	



A-5	WINDOW JAMB @ PLANK SIDING
3" = 1'-0"	



A-9	WINDOW JAMB @ BRICK ON GROUND FLOOR
3" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
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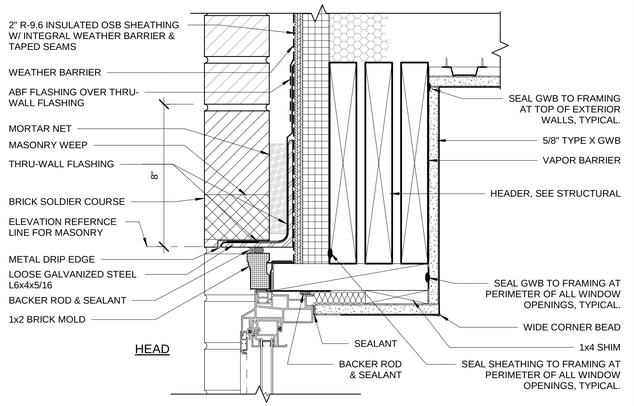
Consultant

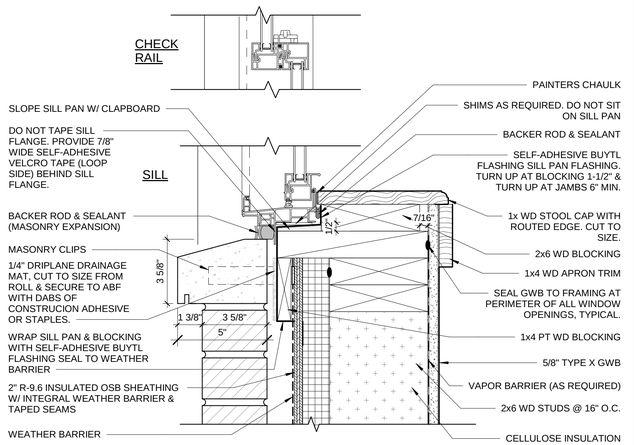
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
WINDOW DETAILS

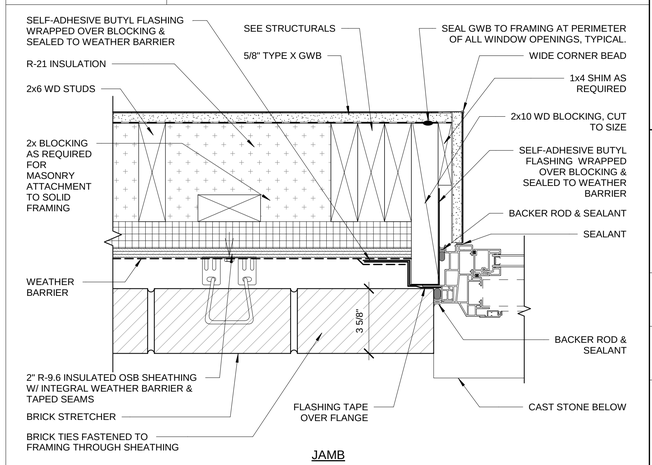
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3" = 1'-0"
Date	10.31.2018
Drawing No.	A511





E-9	WINDOW SECTION @ BRICK ON UPPER FLOORS
3" = 1'-0"	



A-9	WINDOW JAMB @ BRICK ON UPPER FLOORS
3" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
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Consultant

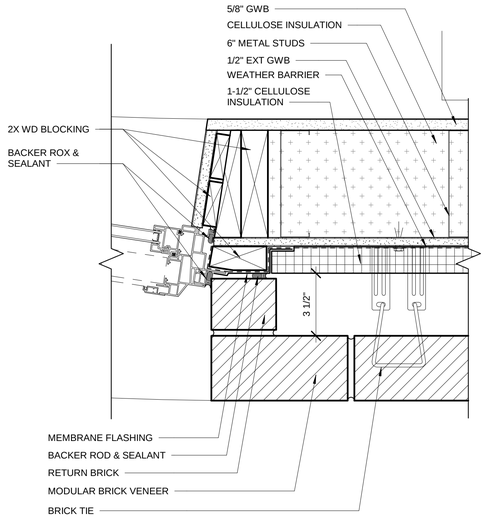
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
WINDOW DETAILS

95% PRICING SUBMISSION

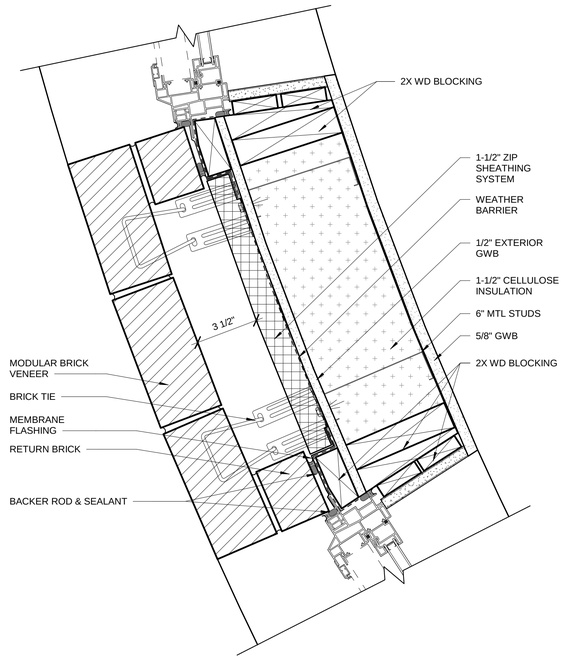
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3" = 1'-0"
Date	10.31.2018

Drawing No.
A512



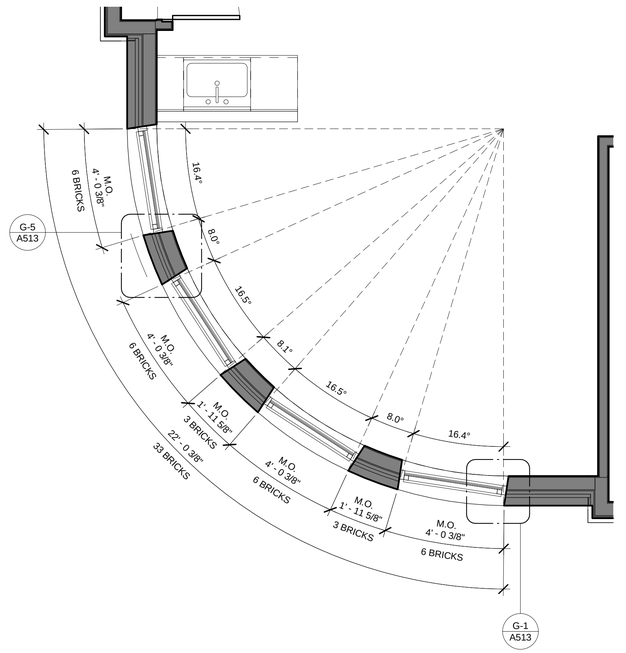
G-1 CURVED BRICK WALL - UPPER FLR - END DETAIL

3" = 1'-0"



G-5 CURVED BRICK WALL - UPPER FLR PLAN - DETAIL

3" = 1'-0"

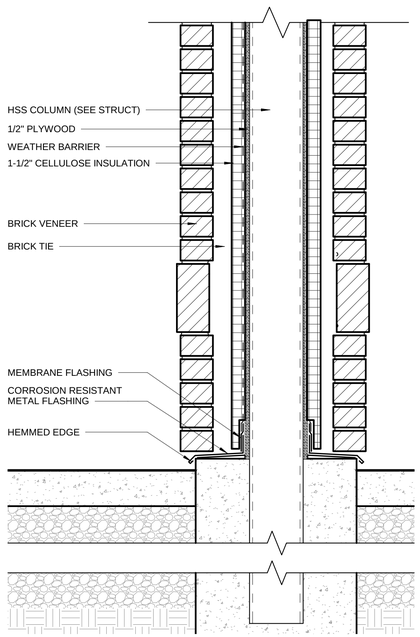


G-9 CURVED BRICK WALL - UPPER FLOOR PLAN

3/8" = 1'-0"

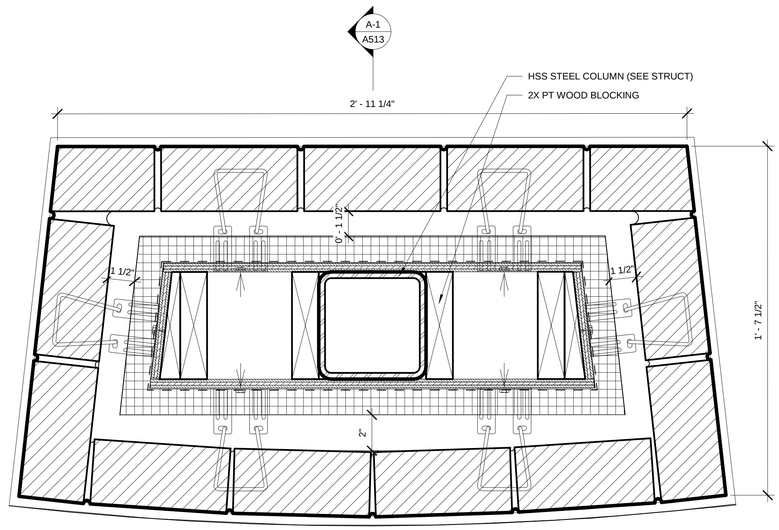
NOTES

DO NOT SCALE DRAWINGS.



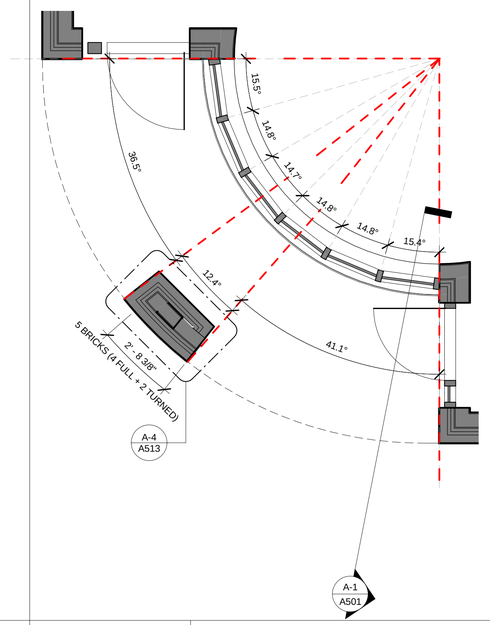
A-1 DTL AT BRICK PIER BASE

1 1/2" = 1'-0"



A-4 CURVED BRICK PIER - 1ST FLR PLAN - DETAIL

3" = 1'-0"



A-9 CURV. BRICK WALL - 1ST FLR PL

3/8" = 1'-0"

No.	REVISIONS/SUBMISSIONS	Date

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Somerville, MA 02144
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Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

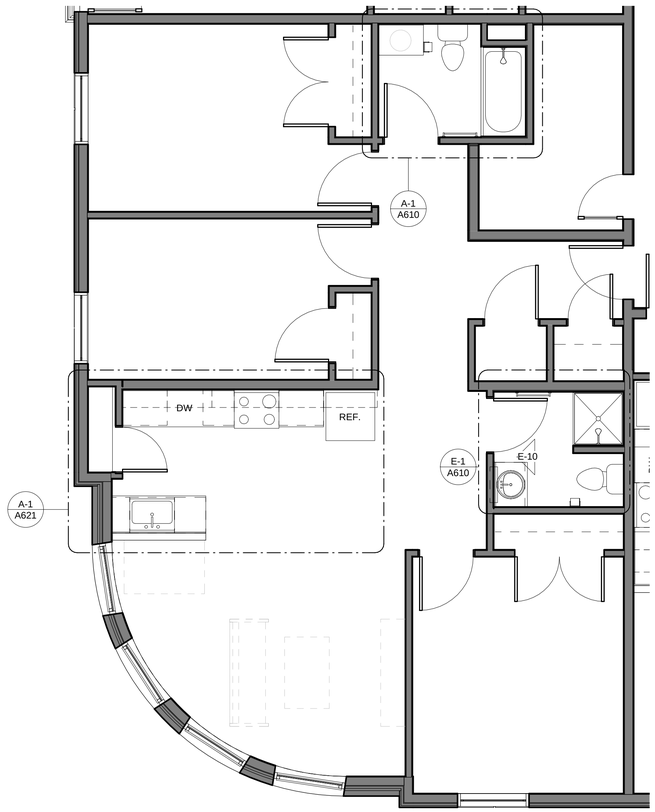
Title
CURVED EXTERIOR WALL - DETAILS

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018

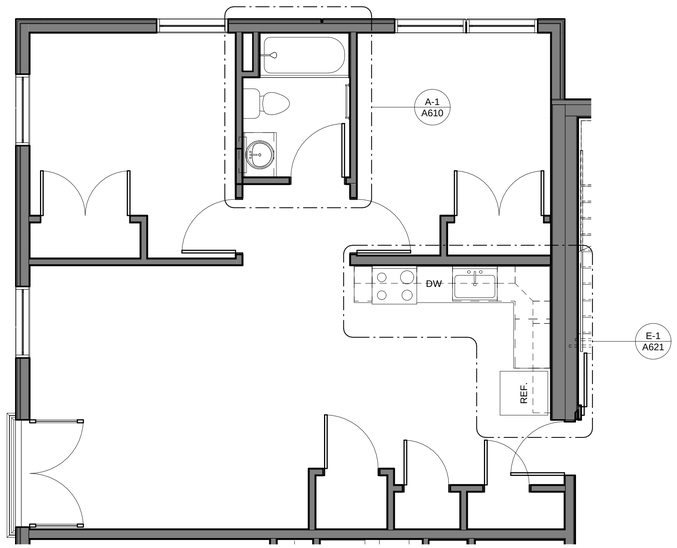
Drawing No.
A513

©



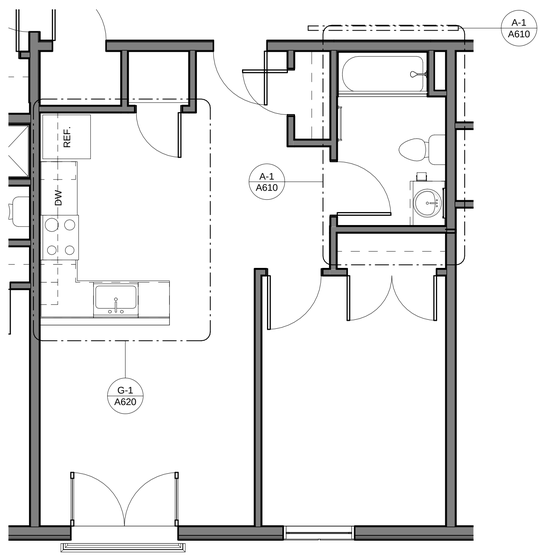
F-1 | UNIT TYPE C

1/4" = 1'-0"



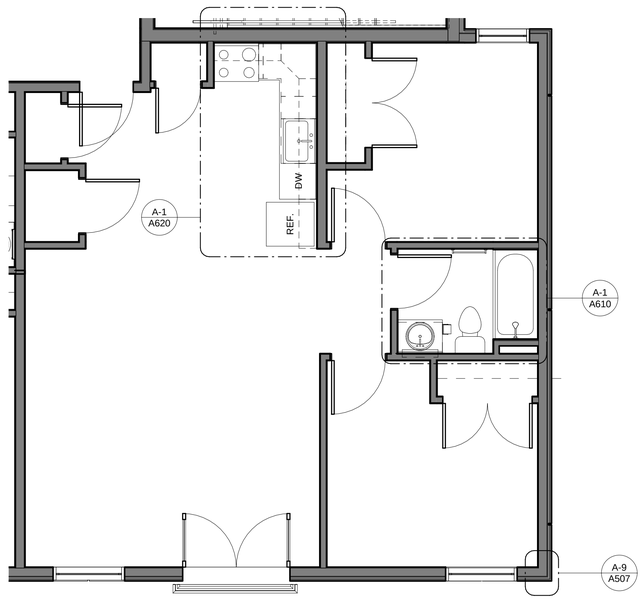
G-7 | UNIT TYPE D

1/4" = 1'-0"



A-1 | UNIT TYPE B

1/4" = 1'-0"



A-7 | UNIT TYPE A

1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
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Consultant

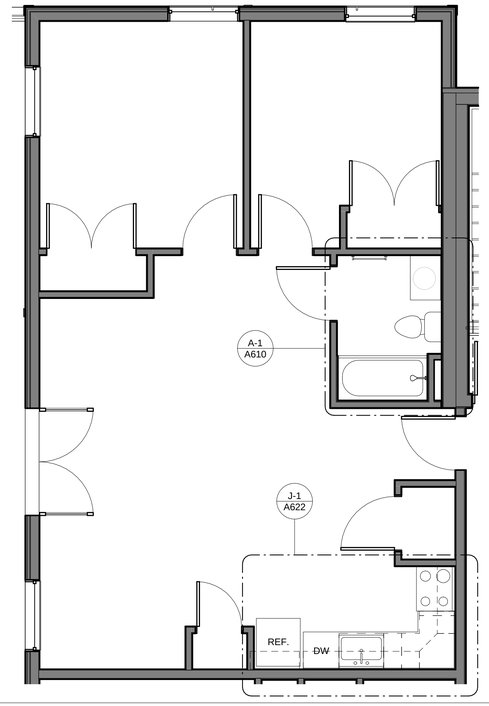
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ENLARGED TYPICAL UNIT PLANS

95% PRICING SUBMISSION

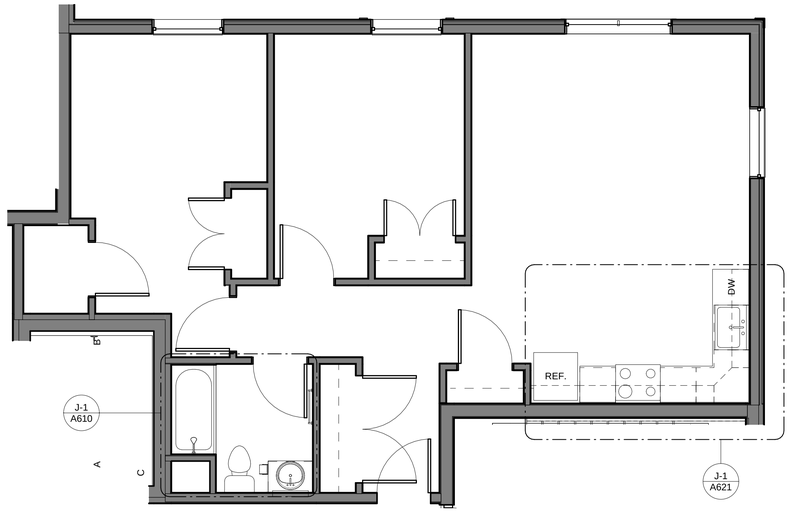
Designed	Designer
Drawing No.	
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

A601



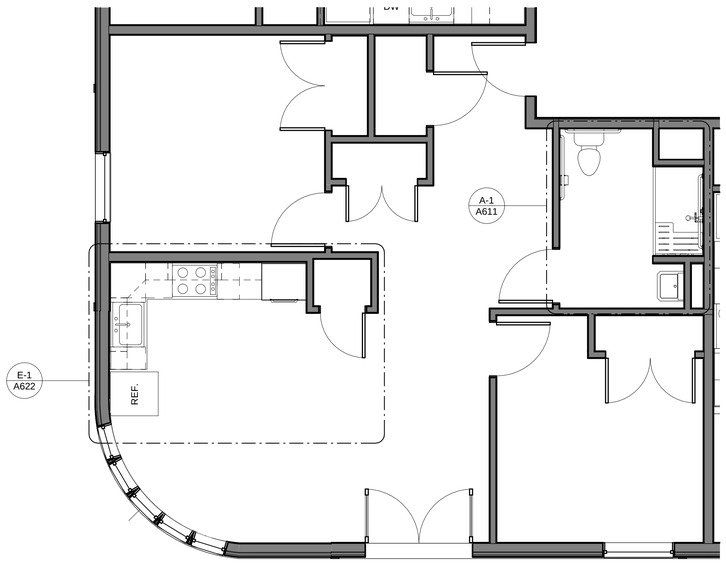
G-1 | UNIT TYPE H

1/4" = 1'-0"



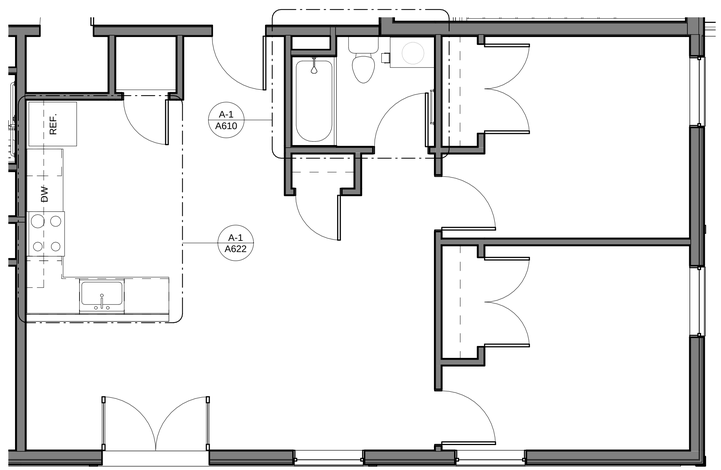
G-7 | UNIT TYPE E

1/4" = 1'-0"



A-1 | UNIT TYPE G

1/4" = 1'-0"



A-7 | UNIT TYPE F

1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

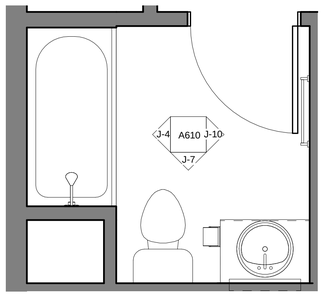
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ENLARGED TYPICAL UNIT PLANS

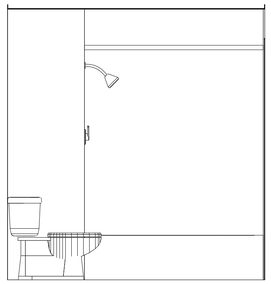
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

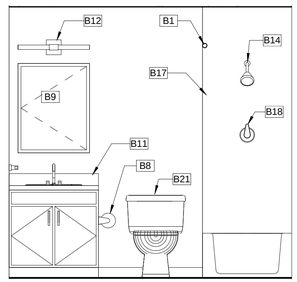
Drawing No.
A602



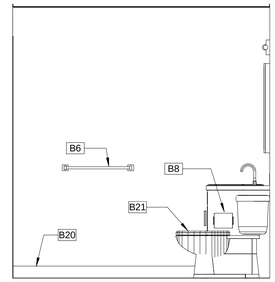
J-1	UNIT TYPE E - BATH
1/2" = 1'-0"	



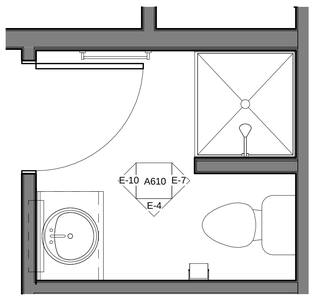
J-4	TYPE E BATH ELEV. 1
1/2" = 1'-0"	



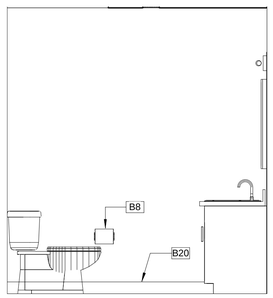
J-7	TYPE E BATH ELEV. 2
1/2" = 1'-0"	



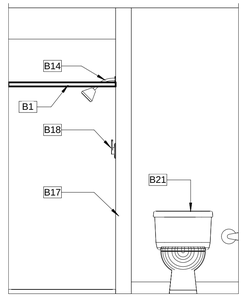
J-10	TYPE E BATH ELEV. 3
1/2" = 1'-0"	



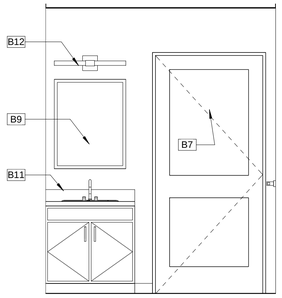
E-1	UNIT TYPE C - BATH 1
1/2" = 1'-0"	



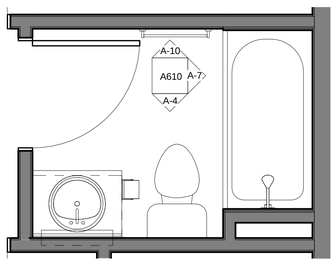
E-4	TYPE C BATH ELEV.1
1/2" = 1'-0"	



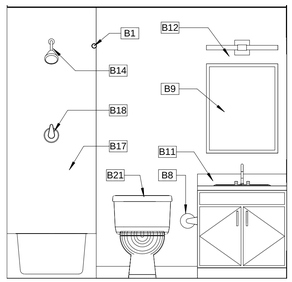
E-7	TYPE C BATH ELEV. 2
1/2" = 1'-0"	



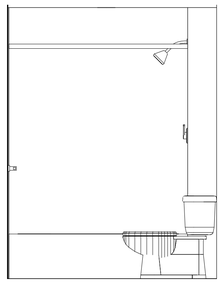
E-10	TYPE C BATH ELEV. 3
1/2" = 1'-0"	



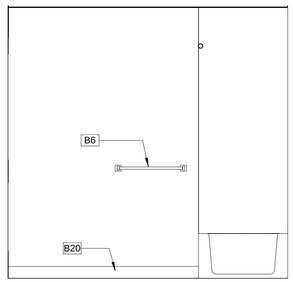
A-1	TYPICAL BATH
1/2" = 1'-0"	



A-4	TYP BATH ELEV. 1
1/2" = 1'-0"	



A-7	TYP BATH ELEV. 2
1/2" = 1'-0"	



A-10	TYP BATH ELEV. 3
1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

KEYNOTES	
Key	Keynote Text
B1	SHOWER CURTAIN ROD, MOUNTED AT 6'6" A.F.F.
B6	24" TOWEL BAR
B7	ROBE HOOK
B8	TOILET PAPER DISPENSER
B9	RECESSED MEDICINE CABINET WITH MIRROR
B11	VANITY
B12	LIGHT FIXTURE
B14	SHOWER HEAD
B17	SOLID SURFACE TUB SURROUND; PROVIDE BLOCKING (TO 60" A.F.F.) AT ALL SHOWER WALLS
B18	MIXING VALVE
B20	4" PORCELAIN TILE COVE BASE
B21	TOILET

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
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Consultant

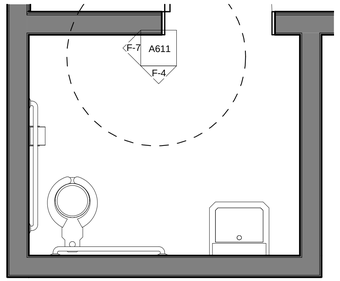
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BATHROOM ELEVATIONS

95% PRICING SUBMISSION

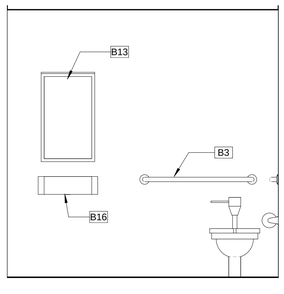
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018

Drawing No.
A610



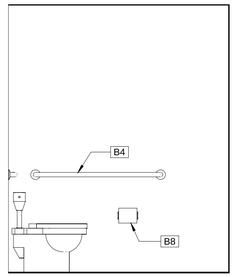
F-1 COMMERCIAL BATHROOM PLAN

1/2" = 1'-0"



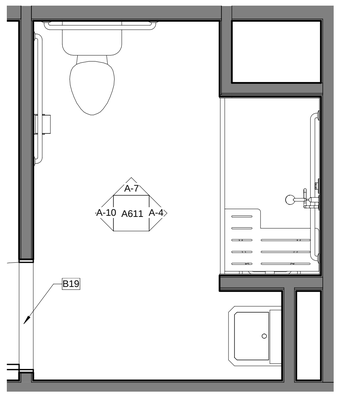
F-4 COMMERCIAL BATH ELEV. 1

1/2" = 1'-0"



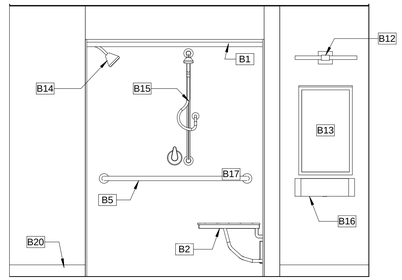
F-7 COMMERCIAL BATH ELEV. 2

1/2" = 1'-0"



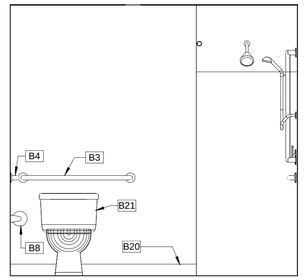
A-1 UNIT TYPE G - BATH

1/2" = 1'-0"



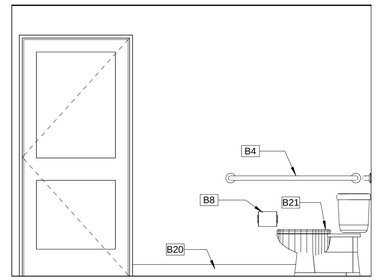
A-4 TYPE G BATH ELEV. 2

1/2" = 1'-0"



A-7 TYPE G BATH ELEV. 4

1/2" = 1'-0"



A-10 TYPE G BATH ELEV. 1

1/2" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

KEYNOTES	
Key	Keynote Text
B1	SHOWER CURTAIN ROD, MOUNTED AT 6'6" A.F.F.
B2	HINGED, PADDED ACCESSIBLE SHOWER SEAT
B3	36" GRAB BAR
B4	42" GRAB BAR
B5	48" GRAB BAR
B8	TOILET PAPER DISPENSER
B12	LIGHT FIXTURE
B13	ADA-COMPLIANT MIRROR
B14	SHOWER HEAD
B15	HANDHELD SHOWER AND MIXING VALVE
B16	WALL-HUNG SINK
B17	SOLID SURFACE TUB SURROUND; PROVIDE BLOCKING (TO 60" A.F.F.) AT ALL SHOWER WALLS
B19	MARBLE THRESHOLD
B20	4" PORCELAIN TILE COVE BASE
B21	TOILET

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
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Consultant

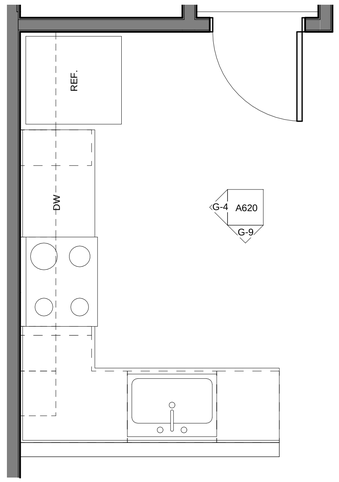
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BATHROOM ELEVATIONS

95% PRICING SUBMISSION

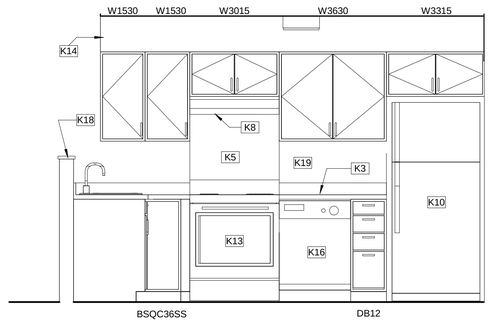
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018

Drawing No.
A611



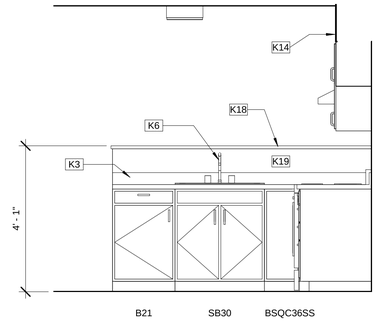
G-1 UNIT TYPE B - KITCHEN

1/2" = 1'-0"



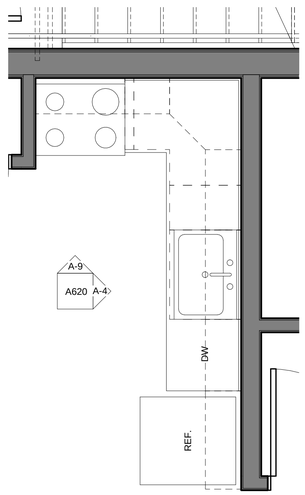
G-4 UNIT TYPE B - KITCHEN ELEV. 1

1/2" = 1'-0"



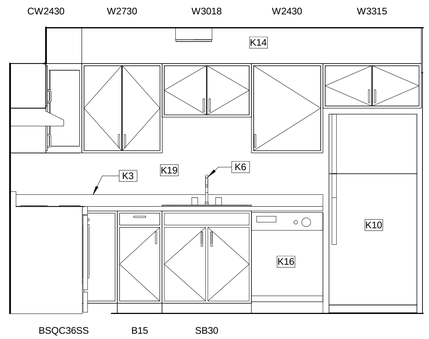
G-9 UNIT TYPE B - KITCHEN ELEV. 2

1/2" = 1'-0"



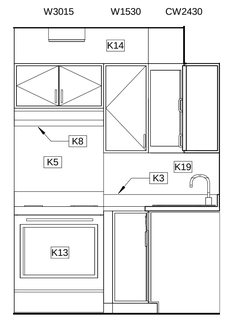
A-1 UNIT TYPE A - KITCHEN

1/2" = 1'-0"



A-4 UNIT TYPE A - KTICHEN ELEV. 1

1/2" = 1'-0"



A-9 UNIT TYPE A - KTICHEN ELEV. 2

1/2" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

KEYNOTES	
Key	Keynote Text
K3	PLAM COUNTERTOP WITH BULLNOSE EDGE, SIDESPLASH AND BACKSPLASH
K5	STAINLESS STEEL WALLSPLASH BEHIND RANGE
K6	STAINLESS STEEL UNDERMOUNT SINGLE BOWL SINK, 4.5" DEEP WITH SINGLE HANDLE LOW FLOW FAUCET, SEPARATE SPRAYER AND DISPOSER
K8	DUCTED RANGE HOOD
K10	REFRIGERATOR
K13	30" RANGE
K14	PROVIDE GWB SOFFIT FLUSH TO FACE OF UPPER CABINET
K16	DISHWASHER
K18	PLAM COUNTERTOP AT PARTIAL HEIGHT WALL
K19	PLAM WALL SPLASH

No.	REVISIONS/SUBMISSIONS	Date

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www.davissquarearchitects.com

Consultant

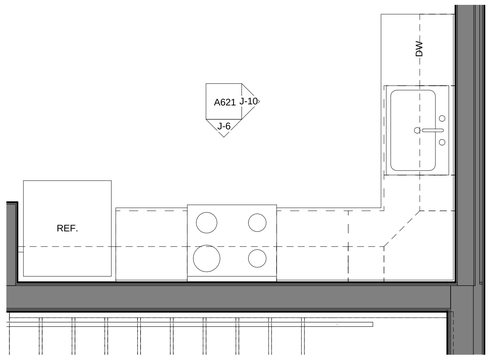
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
KITCHEN ELEVATIONS

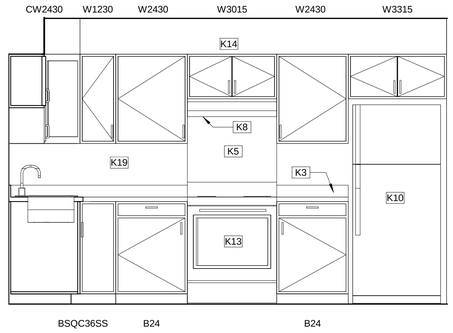
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018

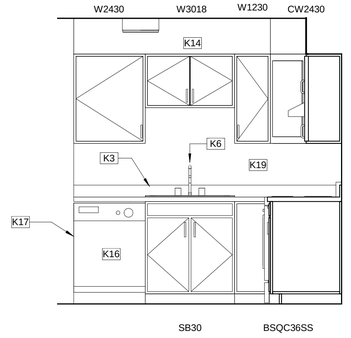
Drawing No.
A620



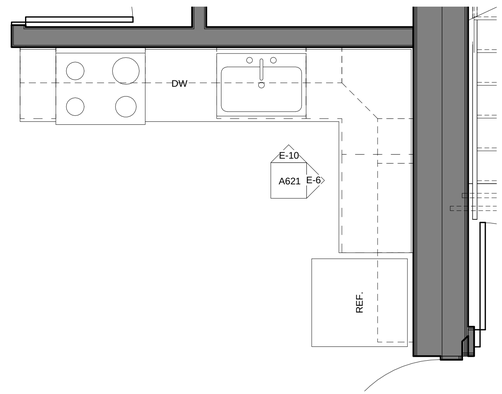
J-1	UNIT TYPE E - KITCHEN
1/2" = 1'-0"	



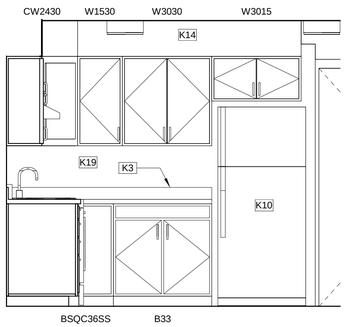
J-6	UNIT TYPE E - KITCHEN ELEV. 1
1/2" = 1'-0"	



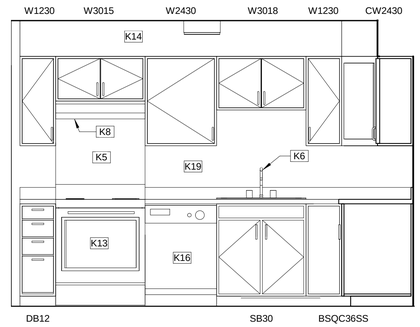
J-10	UNIT TYPE E - KITCHEN ELEV. 2
1/2" = 1'-0"	



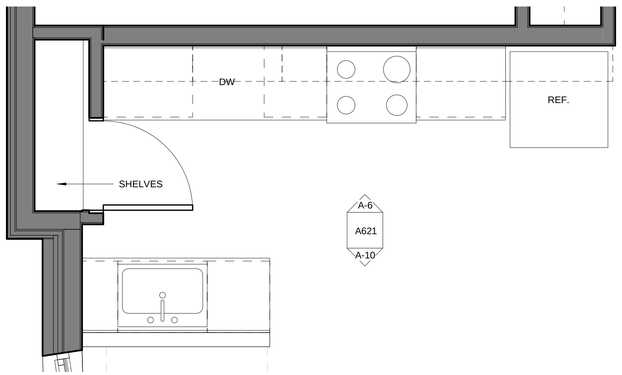
E-1	UNIT TYPE D - KITCHEN
1/2" = 1'-0"	



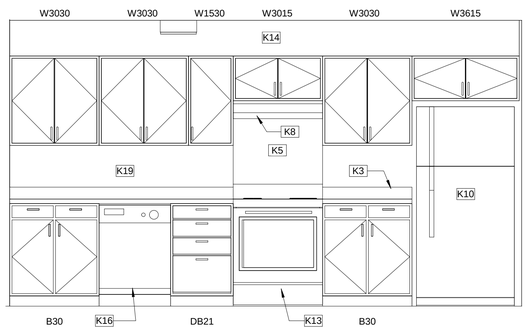
E-6	UNIT TYPE D - KITCHEN ELEV. 1
1/2" = 1'-0"	



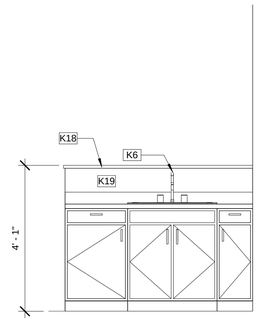
E-10	UNIT TYPE D - KITCHEN ELEV. 2
1/2" = 1'-0"	



A-1	UNIT TYPE C - KITCHEN
1/2" = 1'-0"	



A-6	UNIT TYPE C - KITCHEN ELEV. 1
1/2" = 1'-0"	



A-10	UNIT TYPE C - KITCHEN ELEV. 2
1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

KEYNOTES	
Key	Keynote Text
K3	PLAM COUNTERTOP WITH BULLNOSE EDGE, SIDESPLASH AND BACKSPLASH
K5	STAINLESS STEEL WALLSPLASH BEHIND RANGE
K6	STAINLESS STEEL UNDERMOUNT SINGLE BOWL SINK, 4.5" DEEP WITH SINGLE HANDLE LOW FLOW FAUCET, SEPARATE SPRAYER AND DISPOSER
K8	DUCTED RANGE HOOD
K10	REFRIGERATOR
K13	30" RANGE
K14	PROVIDE GWB SOFFIT FLUSH TO FACE OF UPPER CABINET
K16	DISHWASHER
K17	END PANEL TO MATCH CABINETS
K18	PLAM COUNTERTOP AT PARTIAL HEIGHT WALL
K19	PLAM WALL SPLASH

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

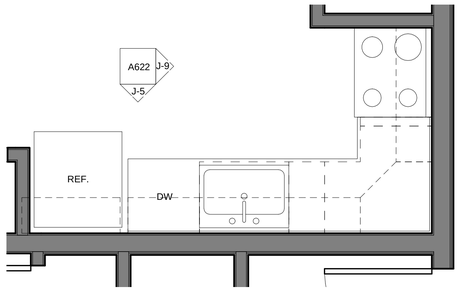
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
KITCHEN ELEVATIONS

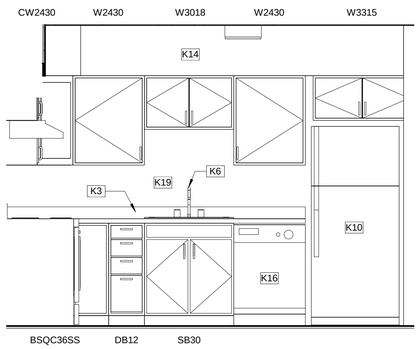
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018

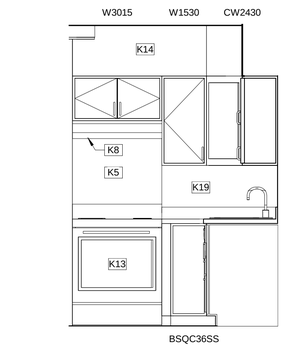
Drawing No.
A621



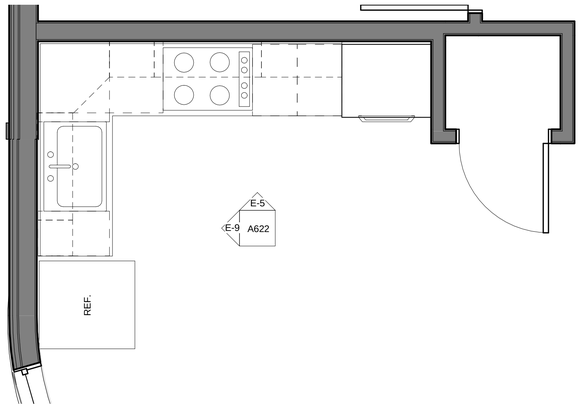
J-1	UNIT TYPE H - KITCHEN
1/2" = 1'-0"	



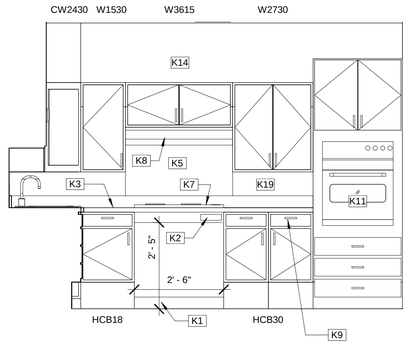
J-5	UNIT TYPE H - KITCHEN ELEV. 1
1/2" = 1'-0"	



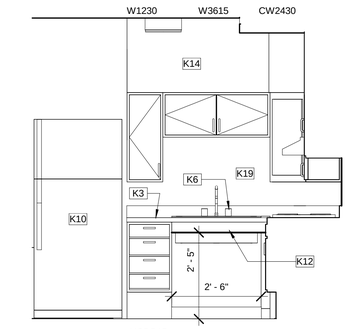
J-9	UNIT TYPE H - KITCHEN ELEV. 2
1/2" = 1'-0"	



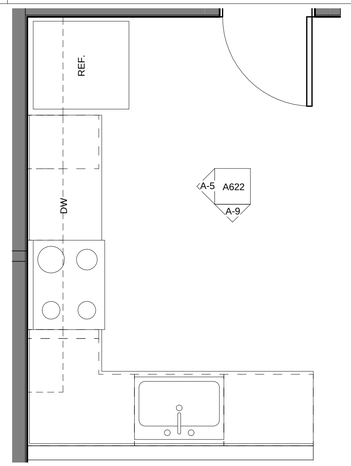
E-1	UNIT TYPE G - KITCHEN
1/2" = 1'-0"	



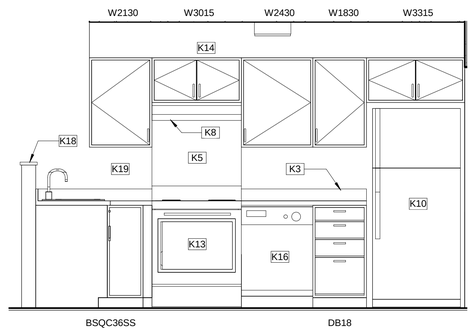
E-5	UNIT TYPE G - KITCHEN ELEV. 1
1/2" = 1'-0"	



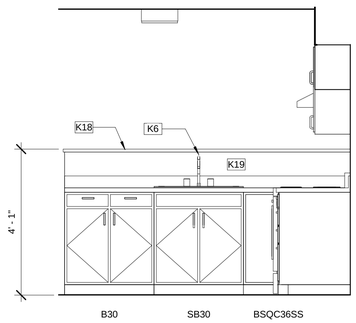
E-9	UNIT TYPE G - KITCHEN ELEV. 2
1/2" = 1'-0"	



A-1	UNIT TYPE F - KITCHEN
1/2" = 1'-0"	



A-5	UNIT TYPE F - KITCHEN ELEV. 1
1/2" = 1'-0"	



A-9	UNIT TYPE F - KITCHEN ELEV. 2
1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

KEYNOTES	
Key	Keynote Text
K1	VINYL BASE
K2	SWITCH FOR REMOTE RANGE HOOD CONTROL
K3	PLAM COUNTERTOP WITH BULLNOSE EDGE, SIDESPLASH AND BACKSPLASH
K5	STAINLESS STEEL WALLSPLASH BEHIND RANGE
K6	STAINLESS STEEL UNDERMOUNT SINGLE BOWL SINK, 4.5" DEEP WITH SINGLE HANDLE LOW FLOW FAUCET, SEPARATE SPRAYER AND DISPOSER
K7	30" COOKTOP
K8	DUCTED RANGE HOOD
K9	BREADBOARD INSERT
K10	REFRIGERATOR
K11	WALL-MOUNTED ELECTRIC OVEN
K12	SINK APRON
K13	30" RANGE
K14	PROVIDE GWB SOFFIT FLUSH TO FACE OF UPPER CABINET
K16	DISHWASHER
K18	PLAM COUNTERTOP AT PARTIAL HEIGHT WALL
K19	PLAM WALL SPLASH

No.	REVISIONS/SUBMISSIONS	Date

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Consultant

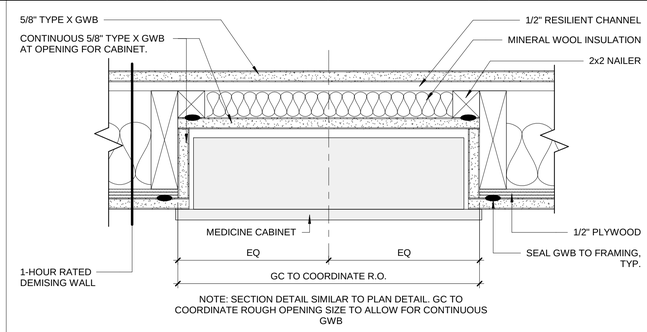
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
KITCHEN ELEVATIONS

95% PRICING SUBMISSION

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
16045.00	
Scale	
1/2" = 1'-0"	
Date	
10.31.2018	

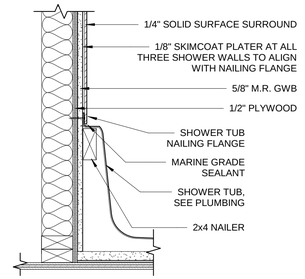
A622



NOTE: SECTION DETAIL SIMILAR TO PLAN DETAIL. GC TO COORDINATE ROUGH OPENING SIZE TO ALLOW FOR CONTINUOUS GWB

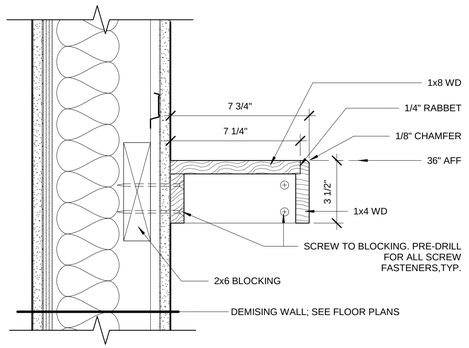
K-5 MEDICINE CABINET AT 1-HR WALL

3" = 1'-0"



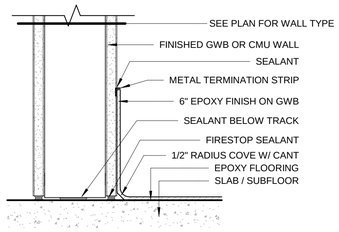
K-9 TUB DETAIL AT WALL

1 1/2" = 1'-0"



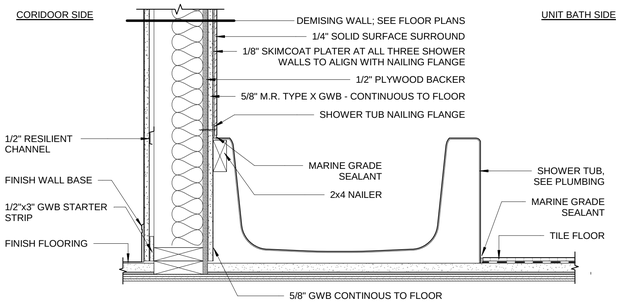
F-1 DETAIL AT UNIT ENTRY SHELF

3" = 1'-0"



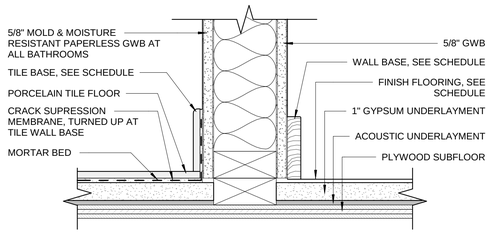
G-5 EPOXY BASE DETAIL

3" = 1'-0"



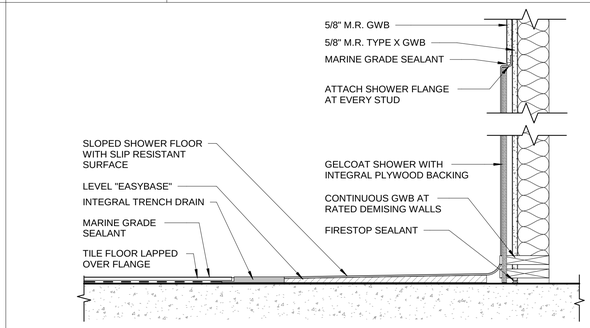
G-9 TUB DETAIL AT RATED WALL

1 1/2" = 1'-0"



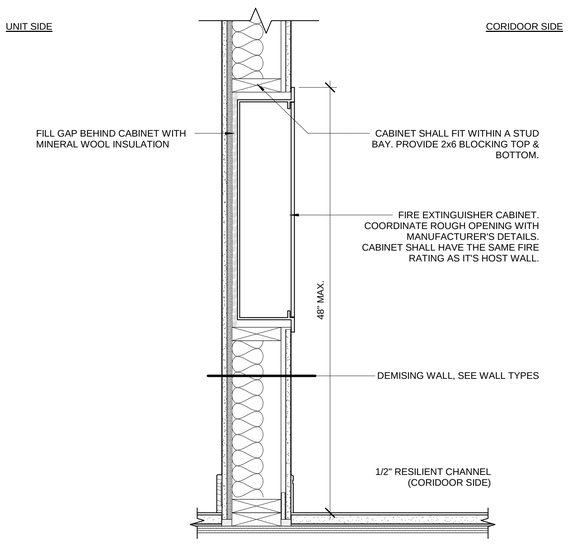
D-5 INT. WALL BASE

3" = 1'-0"



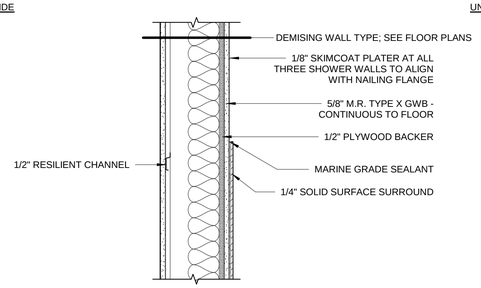
D-9 ACCESSIBLE SHOWER DETAIL

1 1/2" = 1'-0"



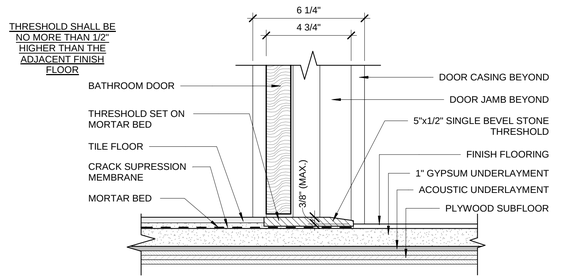
A-1 FIRE EXT. CABNINET SECTION

1 1/2" = 1'-0"



A-5 DETAIL AT TUB SURROUND

1 1/2" = 1'-0"



A-9 BATHROOM THRESHOLD

3" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

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Somerville, MA 02144
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Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

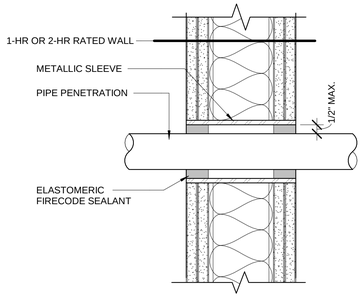
Title
INTERIOR DETAILS

95% PRICING SUBMISSION

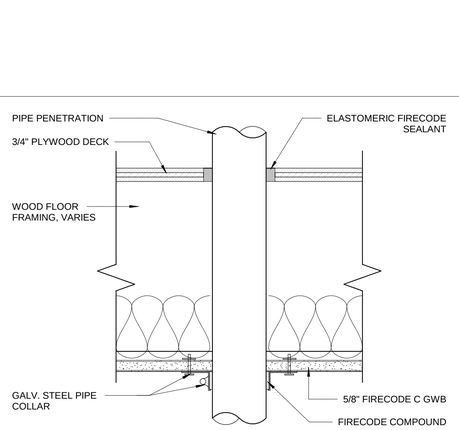
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018
Drawing No.	A630

NOT USED

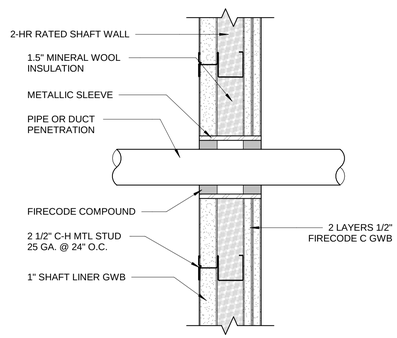
NOT USED



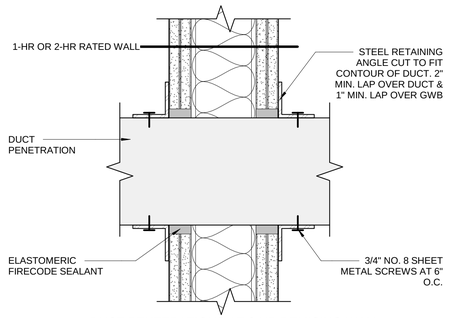
PIPE PENETRATIONS AT 2-HR DEMISING WALL



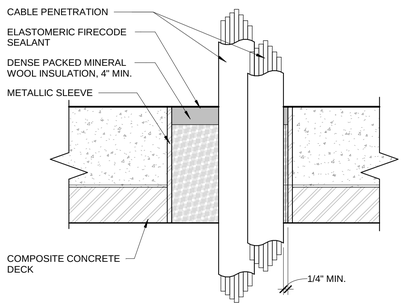
PENETRATIONS AT TYPICAL WOOD FLOOR



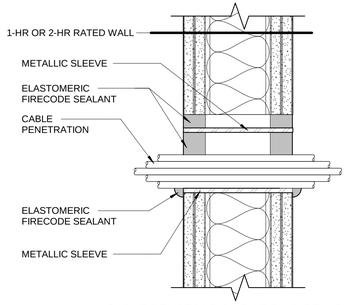
PENETRATIONS AT 2-HR SHAFT WALL



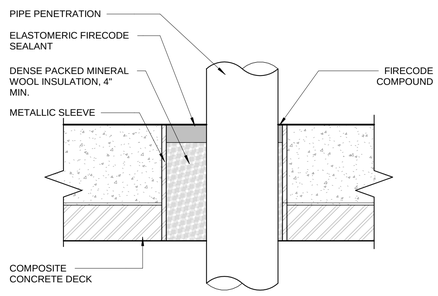
DUCT PENETRATIONS AT 2-HR DEMISING WALL



CABLE PENETRATIONS AT TYPICAL COMPOSITE METAL DECK, 2-HR



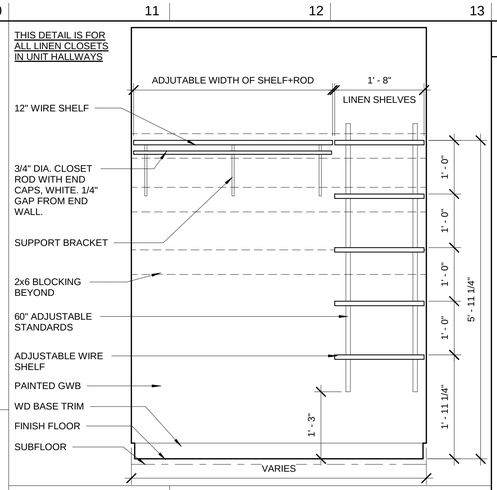
CABLE PENETRATIONS AT 2-HR DEMISING WALL



PIPE PENETRATIONS AT TYPICAL COMPOSITE METAL DECK, 2-HR

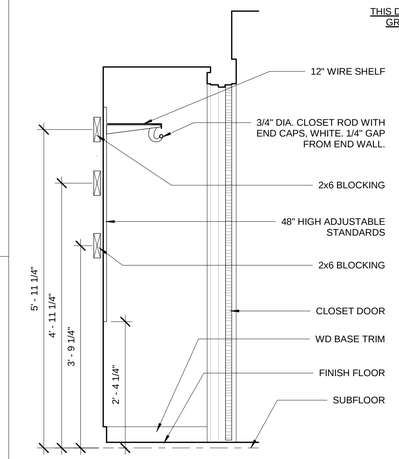
A-1	FIRESTOPPING DETAILS
3" = 1'-0"	

THIS DETAIL IS FOR ALL LINEN CLOSETS IN UNIT HALLWAYS



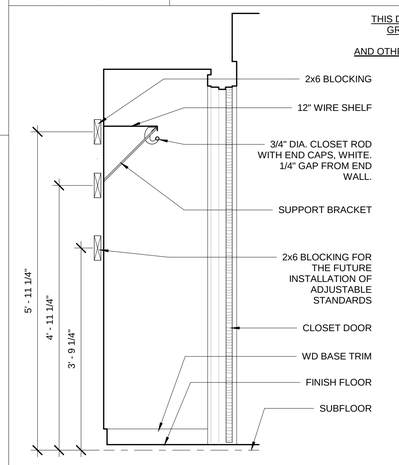
J-10	TYP. CLOSET ELEVATION
3/4" = 1'-0"	

THIS DETAIL IS FOR ALL GROUP 2 BEDROOM CLOSETS.



E-10	SECTION AT CLOSET - GROUP 2
3/4" = 1'-0"	

THIS DETAIL IS FOR ALL GROUP 1 BEDROOM CLOSETS AND OTHER UNIT CLOSETS



A-10	SECTION AT CLOSET - GROUP 1
3/4" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
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617.628.5700
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Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
INTERIOR DETAILS

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018
Drawing No.	A631

©

NOTES

(UNLESS OTHERWISE NOTED ON DRAWINGS OR SPECIFICATIONS)

GENERAL

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND SHOP DRAWINGS AND SPECIFICATIONS.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
3. SHOP DRAWINGS FOR REINFORCING STEEL (INCLUDING ALL ACCESSORIES), STRUCTURAL STEEL, STEEL DECK, ENGINEERED WOOD PRODUCTS AND PRE-FABRICATED WOOD TRUSSES SHALL BE SUBMITTED TO THE ARCHITECT AND A STAMPED ACCEPTANCE RECEIVED BEFORE FABRICATION CAN PROCEED. ERECTION SHALL BE EXECUTED FROM ACCEPTED SHOP DRAWINGS ONLY.
4. A COMPLETE CONCRETE PLACEMENT SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT AND A STAMPED ACCEPTANCE RECEIVED BEFORE ANY CONCRETE PLACEMENT CAN BE MADE.
5. UNLESS OTHERWISE NOTED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
6. U.O.N. = UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SHORING AND BRACING FOR THE NEW AND EXISTING BUILDINGS DURING CONSTRUCTION.
8. ALL WORK SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION.
9. NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
10. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
11. OPENINGS 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUCH OPENINGS.
12. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
13. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT(S) UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
14. DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT OTHERWISE INDICATED.
15. CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.
16. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD, REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
17. WHERE A SECTION/DETAIL IS CUT ON THE PLAN, IT IS ASSUMED TO BE REPRESENTATIVE OF ALL LIKE OR SIMILAR CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE: (9TH EDITION)

1. ROOFS:

GROUND SNOW LOAD, Pg = 40 PSF Ce = 1.0 Is = 1.0 Ct = 1.0
DESIGN (FLAT SNOW LOAD), P□=30 PSF □DRIFT LOADS PER CODE

ROOFING: ....7 PSF
SUSPENDED SERVICES: ....5 PSF
CEILING: ....4 PSF
PV ARRAYS: ....10 PSF
STRUCTURE: ....ACTUAL WEIGHT (TAKEN AS 5 PSF)

2. FLOORS:

LIVE LOAD:
LIVING AREAS (U.O.N.): ....40 PSF □5 PSF PARTITIONS
CORRIDORS: ....80 PSF
LOBBIES, STAIRS, AND FLEXIBLE OPEN PLAN AREAS: ...100 PSF
MECHANICAL AREAS: ....150 PSF

SUSPENDED SERVICES: ....5 PSF
CEILING: ....4 PSF
1" THICK GYPSUM UNDERLAYMENT.....9 PSF
STRUCTURE: ....ACTUAL WEIGHT

3. GROUND LEVEL SLABS:

LIVE LOADS:
ALL AREAS (U.N.O.): ....100 PSF
MECHANICAL ROOMS: ....150 PSF

4. WIND LOAD:

BASIC WIND SPEED, V: .... 127 MPH IW = 1.00 OCCUPANCY CATEGORY = II
EXPOSURE CATEGORY = B
INTERNAL PRESSURE COEFFICIENT, GCPI: ±0.18
COMPONENTS AND CLADDING PRESSURES PER TABLES BELOW:

WALL DESIGN WIND PRESSURE TABLE

HEIGHT (h): (ABOVE GRADE)			h □ 30'-0"	30'-0" □ h □ 50'-0"
AT FIELD OF WALLS (INTERIOR ZONES)	TRIBUTARY AREA (A)	10 ft^2	32 PSF	37 PSF
		20 ft^2	31 PSF	35 PSF
		50 ft^2	29 PSF	33 PSF
		100 ft^2	27 PSF	31 PSF
		500 ft^2	24 PSF	28 PSF
AT END ZONES	TRIBUTARY AREA (A)	10 ft^2	39 PSF	45 PSF
		20 ft^2	36 PSF	42 PSF
		50 ft^2	33 PSF	38 PSF
		100 ft^2	30 PSF	35 PSF
		500 ft^2	24 PSF	28 PSF

NOTES:

1. FOR EFFECTIVE WIND AREAS BETWEEN THOSE GIVEN, VALUE MAY BE INTERPOLATED, OTHERWISE USE THE VALUE ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA.
2. PRESSURES LISTED ABOVE SHALL BE CONSIDERED TO ACT TOWARDS OR AWAY FROM SURFACES.

DESIGN LOADS (CONTINUED):

ROOF DESIGN WIND PRESSURE TABLE

HEIGHT (h): (ABOVE GRADE)			h □ 30'-0"	30'-0" □ h □ 50'-0"
INTERIOR ZONES	TRIBUTARY AREA (A)	10 ft^2	29 PSF	34 PSF
		20 ft^2	28 PSF	33 PSF
		50 ft^2	27 PSF	32 PSF
		100 ft^2	27 PSF	31 PSF
END ZONES	TRIBUTARY AREA (A)	10 ft^2	49 PSF	57 PSF
		20 ft^2	44 PSF	51 PSF
		50 ft^2	37 PSF	43 PSF
		100 ft^2	32 PSF	37 PSF
CORNER ZONES	TRIBUTARY AREA (A)	10 ft^2	73 PSF	85 PSF
		20 ft^2	61 PSF	71 PSF
		50 ft^2	44 PSF	51 PSF
		100 ft^2	32 PSF	37 PSF

NOTES:

1. FOR EFFECTIVE WIND AREAS BETWEEN THOSE GIVEN, VALUE MAY BE INTERPOLATED, OTHERWISE USE THE VALUE ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA.
2. PRESSURES SHOWN ARE FOR STRUCTURAL ELEMENTS ONLY. FOR ROOF PRESSURES ON ROOF ASSEMBLIES, THE ASSUMED TRIBUTARY AREA MAY NOT EXCEED 10 ft^2. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.

5. SEISMIC LOAD:

Ie = 1.00 Ss = 0.219 S1 = 0.070 SITE CLASS: ....D
Sds = 0.234 Sd1 = 0.112
SEISMIC DESIGN CATEGORY = B
BASIC SEISMIC-FORCE RESISTING SYSTEM: .... BEARING WALL SYSTEM UTILIZING LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.
R = 6.5, Cd = 4.0

STRUCTURAL ANALYSIS PROCEDURE: ... EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7 CH. 12.8

SEISMIC BASE SHEAR, V = Cs □W
Cs = TBD W = TBD

6. SOIL LOADS:

A. EQUIVALENT FLUID PRESSURES:
SOIL DENSITY: 130 PCF
ACTIVE: 40 PCF
AT-REST: 65 PCF
PASSIVE: 300 PCF
B. FRICTION COEFFICIENT: 0.5
C. ALLOWABLE SLOPE: 1H:1V

7. SPECIAL LOADING:

(a) GUARDRAILS / HANDRAILS:
200 POUND CONCENTRATED LOAD, OR:

(□) GUARDRAILS / HANDRAILS:
50 PLF HORIZONTAL

(c) ELEVATORS:
WEIGHT OF MACHINERY AND MOVING LOADS SHALL BE DOUBLED FOR IMPACT

(d) SURCHARGE LOAD...........100 PSF

CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, EXCEPT FOR LEAN CONCRETE UNDER THE ELEVATOR MAT SLAB WHICH SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI AT 28 DAYS (AS NEEDED).

1A. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) EXCEPT FOR THE SLAB ON STEEL DECK WHICH SHALL BE LIGHT-WEIGHT (115 PCF).

2. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 (DEFORMED), EXCEPT ASTM A706 WHERE WELDED.
3. LAP ALL CONTINUOUS BARS IN ACCORDANCE WITH THE "DEVELOPMENT LENGTH AND SPLICE TABLE".
4. ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A185. LAP 2 SQUARES AT ALL JOINTS AND TIE @ 3"-0" ON CENTER.
5. CLEAR CONCRETE PROTECTION FOR REINFORCING: (UNLESS OTHERWISE NOTED).
   - A. FOOTINGS: 3"
   - B. FOUNDATION WALLS: 2"
   - C. SLABS-ON-GRADE: 1/4" THE SLAB THICKNESS FROM THE TOP
   - D. PIERS AND PILASTERS: 2" TO TIES
   - E. BEAMS AND COLUMNS: 2" EXTERIOR: 1 1/2" INTERIOR
   - F. INTERIOR AND ABOVE GRADE WALLS: 3/4"
   - G. FRAMED SLABS: 3/4" FROM TOP, 2" FROM BOTTOM
   - H. SLABS ON STEEL DECK: 1" FROM TOP
6. NO BARS SHALL BE CUT OR OMITTED IN THE FIELD BECAUSE OF SLEEVES, DUCT OPENINGS OR RECESSES. BARS MAY BE MOVED ASIDE WITHOUT CHANGE IN LEVEL WITH THE APPROVAL OF THE ARCHITECT.
7. NO PIPES SHALL PASS THROUGH CONCRETE WITHOUT THE PERMISSION OF THE ARCHITECT. STEEL PIPE SLEEVES SHALL BE PROVIDED AND SPACED A MINIMUM OF THREE PIPE DIAMETERS APART.
8. ALL CONDUIT SHALL RUN ABOVE BOTTOM REINFORCING, BELOW TOP REINFORCING, AND INSIDE BEAM STIRRUPS AND WALL REINFORCING. LINES OF CONDUIT SHALL BE SPACED NOT CLOSER THAN THREE CONDUIT DIAMETERS ON CENTER. MAXIMUM SIZE OF CONDUIT IN SLAB SHALL BE EQUAL TO 1/3 OF THE SLAB OR WALL THICKNESS. ALUMINUM CONDUIT IS NOT PERMITTED.
9. ALL KEYS SHALL BE 2" BY 4" WITH BEVELED SIDES (UNLESS OTHERWISE NOTED).
10. HORIZONTAL CONSTRUCTION JOINTS SHALL BE AS INDICATED ON THE DRAWINGS. VERTICAL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ARCHITECT. ALL CONSTRUCTION JOINTS SHALL BE FORMED WITH A STANDARD KEY AND ALL REINFORCING EXTENDED IN ACCORDANCE WITH THE "DEVELOPMENT LENGTH AND SPLICE TABLE".
11. THE CONTRACTOR SHALL SUBMIT DRAWINGS SHOWING THE COMPLETE LAYOUTS OF ALL CONTROL JOINTS, CONSTRUCTION JOINTS, AND ISOLATION JOINTS FOR SLABS-ON- GRADE. CONCRETE PLACEMENT SHALL NOT PROCEED UNTIL THESE DRAWINGS HAVE BEEN REVIEWED BY THE ARCHITECT.
12. DETAILS NOT SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL 315.
13. SAMPLES FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5000 SQUARE FEET OF SURFACE AREA FOR SLABS AND WALLS.
14. REFER TO SPECIFICATION SECTION 033000 FOR ADDITIONAL INFORMATION.

WOOD:

1. ALL STRUCTURAL LUMBER AND THEIR CONNECTIONS SHALL CONFORM TO THE LATEST EDITION OF THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION."
2. ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER, OR WOLMANIZED PSL .
3. ALL SILLS IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.
4. ALL STRUCTURAL WOOD FRAMING (JOISTS, RAFTERS, STUDS AND LINTELS) SHALL BE SPRUCE-PINE-FIR NO.1/NO. 2 OR BETTER WITH F□- 875 PSI□Fv - 135 PSI□E - 1,400,000 PSI
   TOP PLATES AND SILL PLATES OF ALL STRUCTURAL WALLS SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
5. PROVIDE DOUBLE TACK STUDS (MINIMUM) UNDER ALL HEADERS, OR BUILT UP BEAMS UNLESS OTHERWISE NOTED. SUCH STUDS SHALL CONTINUE FROM THE POINT OF LOAD APPLICATION TO THE FOUNDATION.
6. ALL FLUSH (SIDE-MOUNTED) CONNECTIONS SHALL HAVE BEAM, JOIST OR TRUSS HANGERS CAPABLE OF SUPPORTING THE MAXIMUM REACTION OF THE MEMBER.
7. ALL POST TO BEAM CONNECTIONS SHALL HAVE A METAL POST CAP, BY "SIMPSON," OR ACCEPTED EQUAL, UNLESS OTHERWISE NOTED.
8. ALL CONNECTIONS SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AND THE CONTRACT DOCUMENTS.
9. ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL".
10. ALL STRUCTURAL LAMINATED STRAND LUMBER (LSL), LAMINATED VENEER LUMBER (LVL), AND PARALLEL STRAND LUMBER (PSL) SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD" AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
11.

LSL's	LVL's	PSL's (BEAMS)	PSL's (COLUMNS)
F□ = 2,325 PSI	F□ = 2,600 PSI	F□ = 2,900 PSI	F□ = 2,400 PSI, Fc= 2,500 PSI
Fv = 310 PSI	Fv = 285 PSI	Fv = 290 PSI	Fv = 180 PSI
E = 1,550,000 PSI	E = 2,000,000 PSI	E = 2,000,000 PSI	E = 1,800,000 PSI

12. ALL PERFORMANCE RATED I-JOISTS (PRI's) SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH APA/EWS STANDARDS AND ESR-1405. JOISTS SHALL HAVE THE MINIMUM PROPERTIES DEFINED ON THE SCHEDULE (SEE TYPICAL DETAILS). SEE SPECIFICATION FOR MORE INFORMATION.
13. ALL STEEL HARDWARE SHALL BE HOT-DIPPED GALVANIZED. PROVIDE AND INSTALL STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS REQUIRED IN THE CONSTRUCTION DOCUMENTS OR CONNECTION SHOP DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE HANGER OR ANCHOR. "TECO" OR "SIMPSON" HANGERS, CONFORMING TO THE REQUIREMENTS INDICATED, SHALL BE PROVIDED. ALL TRUSS, TJI AND LVL/PSL HARDWARE SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER.
14. ALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE PER THE MASSACHUSETTS STATE BUILDING CODE.
15. STRUCTURAL WOOD MEMBERS SHALL NOT BE CUT, NOTCHED OR PIERCED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE MASSACHUSETTS STATE BUILDING CODE.
16. ALL TOP-MOUNTED JOISTS SHALL HAVE A MINIMUM BEARING OF 1-3/4" AT JOIST ENDS□3-1/2" AT INTERMEDIATE SUPPORTS.
17. APA RATED ROOF AND FLOOR SHEATHING SHALL BE T □ G PLYWOOD ONLY AND NAILED WITH 10d NAILS @ 6" O.C. ALONG DIAPHRAGM BOUNDARIES AND AT ALL SUPPORTED EDGES. PROVIDE 10d NAILS @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS. SEE S-006 FOR DETAIL.
18. PLYWOOD SHEATHING AT ROOF AND WALLS SHALL SPAN PERPENDICULAR TO ROOF TRUSSES OR WALL STUDS, UNLESS OTHERWISE NOTED.
19. ALL EXTERIOR WALL SHEATHING AND INTERIOR WALL SHEATHING SHALL BE APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING WITH A MINIMUM THICKNESS OF 15/32", SEEPLAN NOTES FOR NAILING PATTERN.
20. PROVIDE 2X BLOCKING AT ALL UNSUPPORTED PLYWOOD EDGES AT SHEAR WALL SHEATHING.
21. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL STUD WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING CORNERS AND WALL INTERSECTIONS. TOP PLATES SHALL BE OFFSET NOT LESS THAN 48 INCHES.
22. ALL WALLS REQUIRING PLYWOOD SHEATHING SHALL BE CONSTRUCTED WITH THE SHEATHING PROPERLY FASTENED TO THE WALL STUDS, SOLE PLATE AND TOP PLATES IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS AND ALL HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING AT LEAST EQUAL IN SIZE TO THE STUDS.
23. THE FOLLOWING CONSTRUCTION COMPONENTS ARE DESIGNATED ON THE BASIS OF A PERFORMANCE SPECIFICATION TO BE DESIGNED BY THE CONTRACTOR'S OR SUBCONTRACTOR'S REGISTERED PROFESSIONAL ENGINEER. THE DESIGN OF THESE STRUCTURAL ELEMENTS OR SYSTEMS WILL BE REVIEWED BY THE SER:
   - WOOD STAIRS, LANDINGS, HANDRAILS AND GUARDRAILS

POST-INSTALLED ANCHORS

1. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. CONTACT HILTI AT (800) 879-8000 FOR PRODUCT RELATED QUESTIONS.
   - A. WHERE PLANS, SECTIONS, OR DETAILS REQUIRE ANCHORAGE TO CONCRETE WITH ADHESIVE ANCHORS, USE THE HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH HAS-E THREADED RODS (SEE NOTE □2 BELOW) PER ICC ESR-3187, OR APPROVED EQUAL..
   - B. WHERE PLANS, SECTIONS, OR DETAILS REQUIRE ANCHORAGE TO SOLID GROUTED MASONRY WITH ADHESIVE ANCHORS, USE THE HILTI HIT-HY 70 HYBRID ADHESIVE FOR MASONRY WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH HAS-E THREADED RODS (SEE NOTE □2 BELOW) PER ICC ESR-2682, OR APPROVED EQUAL.
   - C. WHERE PLANS, SECTION, OR DETAILS REQUIRE ANCHORAGE TO CONCRETE OR SOLID GROUTED MASONRY WITH MECHANICAL OR EXPANSION ANCHORS, USE HILTI KWIK BOLT-3 EXPANSION ANCHORS PER ICC ESR-1385.
   - D. WHERE PLANS, SECTIONS, OR DETAILS REQUIRE NEW STEEL REINFORCING BARS TO BE ANCHORED TO CONCRETE, USE THE HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH CONTINUOUSLY DEFORMED REBAR PER ICC ESR-3187.
2. UNLESS OTHERWISE NOTED, THREADED ROD ANCHORS SHALL CONFORM TO HAS-E STANDARD IS 898 CLASS 5.8.
3. ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY HILTI OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
4. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
5. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED USING THE HILTI PROFI SYSTEM.
6. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
7. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
8. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. NO EXISTING BARS MAY BE CUT OR REMOVED TO INSTALL ANCHORS. CONTRACTOR MAY RELOCATE ANCHORS TO AVOID EXISTING REINFORCEMENT PROVIDED MAXIMUM SPACING AND EDGE CLEARANCE DISTANCES ARE MAINTAINED.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL MATERIALS, WORKMANSHIP, AND DETAILS SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" AND AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES". STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
2. STRUCTURAL STEEL W-SHAPES....ASTM A992 (GRADE 50)
   STRUCTURAL STEEL TUBES....ASTM A500, GRADE C (Fy=50 KSI)
   STRUCTURAL STEEL PIPES....ASTM A500, GRADE C (Fy=46 KSI)
   STRUCTURAL STEEL CHANNELS □ ANGLES....ASTM A36, U.N.O.
   STRUCTURAL STEEL PLATES....ASTM A572, GRADE 50, U.N.O.
3. ALL SHOP CONNECTIONS SHALL BE WELDED TO CONFORM TO "STRUCTURAL WELDING CODE" AWS D1.1, LATEST EDITION, OF THE AMERICAN WELDING SOCIETY, E70 SERIES. SHOP CONNECTIONS MAY BE HIGH STRENGTH BOLTED TO CONFORM TO SPECIFICATION ASTM A325.
4. ALL FIELD CONNECTIONS SHALL BE HIGH STRENGTH BOLTED TO CONFORM TO ASTM A325-N, UNLESS OTHERWISE NOTED. WHERE WELDING IS SPECIFIED, WELDING PER NOTE □2 ABOVE SHALL APPLY.
5. PROVIDE 3/8" THICK MINIMUM STIFFENER PLATES AT ALL BEAMS OVER COLUMNS AND AT ALL COLUMNS OVER BEAMS.
6. ALL STRUCTURAL STEEL BEAMS AND COLUMNS SHALL BE UNPRIMED, UNLESS OTHERWISE ON NOTED ON PLAN OR IN SPECIFICATIONS.
7. PROVIDE 1/4 INCH THICK LEVELING PLATE AND 3/4"(±) OF NON-SHRINK GROUT UNDER ALL COLUMN BASE PLATES SUPPORTED ON CONCRETE OR CMU. LEVELING PLATES SHALL BE SET AND GROUTED SOLID BEFORE ERECTION OF COLUMN.
8. ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36 OR 55, UNLESS OTHERWISE NOTED. EMBEDMENT INTO CONCRETE SHALL BE 12" TERMINATED WITH HEAVY HEX NUT, U.O.N.
9. ALL "SIMPLY SUPPORTED" CONNECTIONS SHALL CONFORM TO THE TYPICAL DETAILS GIVEN ON THE PROCEEDING TYPICAL DETAIL SHEETS AND SHALL BE DESIGNED BY THE STEEL FABRICATOR TO SUPPORT THE MINIMUM LOADS GIVEN ON THE "TYPICAL BEAM TO SINGLE PLATE CONNECTION" DETAIL UNLESS LARGER LOADS ARE INDICATED ON THE PLANS. PROVIDE CONNECTION DESIGN CALCULATIONS AT THESE CONDITIONS.
10. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS. ALL CERTIFICATIONS MUST BE CURRENT (i.e. WITHIN 12 MONTHS OF PERFORMANCE OF WELDING).
11. SHORT SLOTTED HORIZONTAL HOLES IN WEB OF BEAM FOR BOLTED CONNECTIONS ARE PERMISSIBLE.
12. PROVIDE A MINIMUM OF 1/4" FILLET WELDS (ALL AROUND) AT WELDED CONNECTIONS, UNLESS OTHERWISE NOTED.
13. ALL EXPOSED STRUCTURAL STEEL AND THE ASSOCIATED CONNECTIONS, INCLUDING DUNNAGE, SCREEN SUPPORTS AND RELIEVING ANGLES SHALL BE HOT-DIPPED GALVANIZED. REFER TO ARCH. DWG'S. FOR COLOR GALVANIZING REQUIREMENTS.
14. REFER TO SPECIFICATION SECTION 051200 FOR ADDITIONAL INFORMATION.

FOUNDATIONS AND SUBGRADE PREPARATION:

1. WHERE SHOWN ON THE DRAWINGS, FOUNDATIONS SHALL BEAR ON AGGREGATE PIERS DESIGNED TO IMPROVE THE GROUND SOIL PER THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. ALTERNATELY, FILL OVER THE ENTIRE SITE MAY BE REMOVED DOWN TO THE NATURAL SAND LAYER AND REPLACED WITH COMPACTED STRUCTURAL FILL. THE EXCAVATION IS ESTIMATED TO BE UP TO 15'-0" DEEP AND EXTEND BELOW THE GROUND WATER LAYER. THE DESIGN BEARING PRESSURE VALUE FOR ALL FOOTINGS SHALL BE 2.0 TSF.
2. THE ESTIMATED ELEVATION OF THE BOTTOM OF EACH FOOTING IS INDICATED THUS □0'-0"□ THE BOTTOM OF EACH EXTERIOR FOOTING SHALL BE A MINIMUM OF 4'-0" BELOW ADJACENT FINISHED GRADE.
3. NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS RETAINING EARTH UNLESS WALLS ARE SUFFICIENTLY BRACED TO PREVENT MOVEMENT OR STRUCTURAL DAMAGE AND THE SLAB-ON-GRADE IS IN PLACE.
4. FOR TYPICAL SLAB-ON-GRADE CONSTRUCTION A HEAVY DUTY VAPOR BARRIER PLACED BELOW THE FLOOR SLAB BASE COURSE CONSISTING OF GRIFFOLYN TYPE 65G HIGH PERFORMANCE, HIGH DENSITY POLYETHYLENE OR APPROVED EQUAL (WITH JOINTS LAPPED A MINIMUM OF 12 INCHES) OVER AT LEAST 2'-0" OF COMPACTED STRUCTURAL FILL.
5. SLAB-ON-GRADE SHALL NOT BEAR DIRECTLY ON BEDROCK, BOULDERS, OR COBBLES. PROTRUDING BEDROCK, BOULDERS, OR COBBLES SHALL BE EXCAVATED.
6. THE EXTERIOR FOUNDATION WALLS SHALL INCLUDE A PREFABRICATED DRAINAGE PRODUCT SUCH AS MIRIDRAIN 6000 INSTALLED DIRECTLY AGAINST THE EXTERIOR FACE OF THE WALL ALONG WITH A BITUMASTIC DAM PROOFING (SEE ARCH).
7. FOR CONSTRUCTION UNDER WINTER CONDITIONS, FOUNDATION AND FLOOR SLABS SHALL BE PROTECTED FROM FREEZING TEMPERATURES UNTIL THE BUILDING IS ENCLOSED AND HEATED.
8. THE DESIGN AND EXECUTION OF ALL TEMPORARY EARTH RETENTION SYSTEMS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
9. NO CONCRETE SHALL BE PLACED IN WATER, ICE, FROST, OR ON FROZEN SUBGRADE MATERIAL. PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PREVENT FROST FROM PENETRATING ANY FOOTING OR SUBGRADE MATERIAL (BEFORE AND AFTER CONCRETE PLACEMENT) UNTIL SUCH SUBGRADE MATERIAL IS FULLY PROTECTED BY THE PERMANENT STRUCTURAL SYSTEM.
10. FOUNDATIONS SHALL BE CENTERED ON GRID INTERSECTIONS, UNLESS OTHERWISE NOTED.
11. UNLESS OTHERWISE NOTED, STRIP FOOTINGS BELOW FOUNDATION WALLS (BETWEEN COLUMN SPREAD FOOTINGS) SHALL BE AT LEAST 2'-6" WIDE x 1'-0" DEEP REINFORCED WITH (3)-□5's BOTTOM (CONT.). THE TOP ELEVATION OF THE STRIP FOOTING SHALL MATCH THE TOP ELEVATION OF THE ADJACENT COLUMN STRIP FOOTING, UNLESS OTHERWISE NOTED.
12. A LICENSED GEOTECHNICAL ENGINEER SHALL OBSERVE THE EXPOSED SUBGRADES IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AFTER FINAL EXCAVATION TO CONFIRM THE ASSUMED FOUNDATION BEARING CONDITIONS. IT MAY BE NECESSARY TO OVER-EXCAVATE AND REPLACE LOCALLY WEAK, DISTURBED, OR OTHERWISE UNACCEPTABLE BEARING SOILS.
13. ALL FOUNDATION RECOMMENDATIONS ARE BASED ON THE "SUBSURFACE EXPLORATIONS AND GEOTECHNICAL RECOMMENDATIONS, 117 BROADWAY DEVELOPMENT, ARLINGTON, MASSACHUSETTS", REPORT BY GEI CONSULTANTS, DATED FEBRUARY 12, 2018. REFER TO THE ABOVE - REFERENCED GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION.

REINFORCED CONCRETE MASONRY

1. ALL REINFORCED CONCRETE MASONRY SHALL CONFORM TO THE LATEST EDITION OF THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYPE I, NORMAL WEIGHT.
3. THE NET AREA COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY (□') SHALL BE EQUAL OR EXCEED 2000 PSI.
4. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S.
5. GROUT SHALL CONFORM TO ASTM C476, FINE TYPE, AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
6. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED.
7. THE WORK IN PROGRESS WILL BE INSPECTED AND EVALUATED FOR ACCEPTANCE.

STEEL DECKING:

1. STEEL FLOOR DECK (COMPOSITE) SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO AISC SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS. BEFORE FORMING, SHEETS SHALL BE COATED WITH A ZINC COATING CONFORMING TO ASTM-A653, G-60 COATING. UNITS SHALL BE SUPPLIED WITH INTEGRAL LOCKING LUGS TO PROVIDE FULLY COMPOSITE BEHAVIOR BETWEEN THE DECK AND THE CONCRETE SLAB.
2. STEEL FLOOR DECKING SHALL BE FASTENED TO STEEL FRAMING BY A 5/8" DIAMETER (MINIMUM) PUDDLE WELDS IN A 36/4 PATTERN. FLOOR DECK SHEETS SHALL BE FASTENED TO EACH OTHER AT SIDELAPS WITH □10 TEK SCREWS AT 36" ON CENTER (MAXIMUM SPACING).
3. PROVIDE END CLOSURES, CAPS, SUMP PANS AND ALL OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. SUMP PANS ARE REQUIRED FOR OPENINGS GREATER THAN 13".
4. MECHANICAL, ELECTRICAL, PLUMBING OR CEILING CONSTRUCTION SHALL NOT BE HUNG DIRECTLY FROM THE DECK.
5. REFER TO SPECIFICATION SECTION 053100 FOR ADDITIONAL INFORMATION.

QUALITY ASSURANCE:

1. THE OWNER WILL EMPLOY AND PAY FOR THE SERVICES OF AN INDEPENDENT TESTING AGENCY TO PROVIDE QUALITY ASSURANCE TESTING AND INSPECTIONS FOR WORK SPECIFIED IN CHAPTER 17 OF THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE. THE TESTING AGENCY SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND ALL TESTING AND INSPECTIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN THE STATE OF MASSACHUSETTS.
2. FAILURE OF QUALITY ASSURANCE TESTING AND INSPECTIONS TO DETECT ANY DEFECTIVE WORK OR MATERIAL SHALL NOT IN ANY WAY PREVENT LATER REJECTION WHEN SUCH DEFECT IS NOTED, NOR SHALL IT OBLIGATE THE OWNER'S REPRESENTATIVE FOR FINAL ACCEPTANCE.
3. SEE SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR QUALITY ASSURANCE TESTING AND INSPECTIONS.
4. THE TESTING AGENCY AND ITS REPRESENTATIVES ARE NOT AUTHORIZED TO REVOKE, ALTER, RELAX, ENLARGE OR RELEASE ANY PORTION OF THE WORK, PERFORM ANY DUTIES OF THE CONTRACTOR OR BE A PARTY TO SCHEDULING OF WORK.
5. RECORDS OF INSPECTIONS SHALL BE KEPT AVAILABLE TO THE BUILDING OFFICIAL DURING PROGRESS OF THE WORK AND FOR TWO YEARS AFTER COMPLETION OF THE PROJECT. RECORDS SHALL BE PRESERVED BY THE INDEPENDENT TESTING AGENCY.
6. CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTAL DATES AT LEAST 30 DAYS PRIOR TO FIRST SUBMITTAL. FAILURE TO SUBMIT DRAWINGS ON DESIGNATED DATE MAY IMPACT REVIEW SCHEDULE.

SEPARATE ALLOWANCES

IN ADDITION TO MATERIALS SHOWN BY THESE DOCUMENTS, CONTRACTORS SHALL PROVIDE A SEPARATE ALLOWANCE IN THEIR BID PRICES FOR THE FOLLOWING QUANTITIES OF MATERIALS (INCLUDING INSTALLATION) WHICH, IF NEEDED, WILL BE SPECIFIED AT A LATER TIME AND AT THE DISCRETION OF THE ENGINEER OF RECORD. IF THIS MATERIAL IS NOT USED, THE OWNER SHALL NOT BE BILLED:

STRUCTURAL STEEL:	5% OF TOTAL STEEL TONNAGE
REINFORCING STEEL (BARS □ WELDED WIRE FABRIC):	5% OF TOTAL REINF TONNAGE
CAST-IN-PLACE CONCRETE: 4000 PSI NORMAL WEIGHT:	5% OF TOTAL VOLUME
FORMWORK	5% OF TOTAL
WOOD FRAMING	5% OF TOTAL AMOUNT

MISC. METALS SECTION (INCLUDING STAIRS AND RAILINGS):

1. ALL STEEL INDICATED ON THESE DRAWINGS NOT SPECIFICALLY SIZED BY LENGTH, WIDTH, THICKNESS, OR WEIGHT SHALL BE PROVIDED UNDER THE WORK OF SPECIFICATION SECTION 055000 (METAL FABRICATIONS) UNLESS SPECIFICALLY CALLED OUT TO BE BY MISCELLANEOUS METALS.
2. ALL STAIRS, STAIR LANDINGS, RAILINGS AND OTHER STAIR COMPONENTS SHALL BE DESIGNED AND DETAILED UNDER THE SUPERVISION OF A STRUCTURAL ENGINEER LICENSED IN MASSACHUSETTS.
3. SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED, SEALED, AND SUBMITTED TO THE ARCHITECT FOR REVIEW. SHOP DRAWINGS SHALL CLEARLY INDICATE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   - A. LOADS IMPOSED ON THE STRUCTURE FROM THE STAIR
   - B. ALL CONNECTIONS FROM THE STAIR TO THE STRUCTURE
   - C. ALL SIZES AND SHAPES
   - D. ALL DIMENSIONS AND CONFIGURATIONS
4. ALL CONCRETE INFILL (WHERE INDICATED ON THE ARCHITECTURAL DRAWINGS) AND LANDINGS SHALL BE CA WITH NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
5. REFER TO SPECIFICATION SECTION 055000 FOR ADDITIONAL INFORMATION.

SHOP DRAWINGS:

1. SHOP DRAWINGS ARE DRAWINGS, DIAGRAMS, SCHEDULES, MATERIAL LISTS AND OTHER DATA SPECIFICALLY PREPARED FOR THE WORK FOR THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR, MANUFACTURER, SUPPLIER OR DISTRIBUTOR TO ILLUSTRATE SOME PORTION OF THE WORK. CONTRACT DRAWINGS ARE NOT TO BE REPRODUCED FOR USE AS SHOP DRAWINGS.
2. WHEN APPLICABLE, SHOP DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO: ERECTION PLANS, NOTES AND BRACING DETAILS, ACCESSORIES, CONNECTION DETAILS, JOIST, BEAM AND COLUMN DETAILS, BENDING DETAILS FOR REINFORCING RODS, AND ANY OTHER ITEMS WHICH ARE TYPICAL OF INDUSTRY STANDARD FOR SHOP DRAWING SUBMITTALS. SUBMIT STAMPED STRUCTURAL CALCULATIONS WHERE NOTED ABOVE.
3. NO PORTION OF THE WORK REQUIRING SUBMISSION OF A SHOP DRAWING SHALL BE STARTED UNTIL THE SUBMITTAL HAS BEEN SATISFACTORILY REVIEWED BY SOUZA, TRUE AND PARTNERS, INC. (STP) AND ALL OTHER PARTIES INVOLVED. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH FINAL REVIEWED SUBMITTALS AND THE CONTRACT DOCUMENTS.
4. ALL SHOP DRAWINGS SHALL BE SUBMITTED ELECTRONICALLY, UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. UNLESS OTHERWISE NOTED IN THE CONTRACT SPECIFICATIONS, THE FOLLOWING SEQUENCE SHALL BE FOLLOWED: MANUFACTURER/CONTRACTOR/ARCHITECT/ENGINEER/ARCHITECT/CONTRACTOR/MANUFACTURER.
5. THE CONTRACTOR SHALL REVIEW, APPROVE AND SUBMIT ALL SHOP DRAWINGS REQUIRED BY THE CONTRACT DOCUMENTS IN AN ORDER WHICH IS SEQUENTIAL WITH THE PROGRESS OF THE WORK AND CONSISTANT WITH THE LEAD TIMES RELATED TO THE PRODUCTS. THE SHOP DRAWING SUBMITTAL SCHEDULE SHALL INCLUDE ADEQUATE TIME FOR A COMPLETE AND PROFESSIONAL REVIEW BY ALL PARTIES INVOLVED. IT SHALL BE NOTED THAT THE REVIEW TIME WILL VARY DEPENDING ON THE SIZE AND CONTENT OF THE SUBMITTAL. BY APPROVING AND SUBMITTING SHOP DRAWINGS, THE CONTRACTOR REPRESENTS THAT HE OR SHE HAS VERIFIED ALL MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO. IN ADDITION, THIS SHALL REPRESENT THAT HE OR SHE HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DRAWINGS. SOUZA, TRUE AND PARTNERS, INC. RESERVES THE RIGHT TO RETURN ANY SHOP DRAWINGS WHICH ARE JUDGED TO BE "RUBBER STAMP APPROVED" BY THE CONTRACTOR WITHOUT PROPER REVIEW AND EVALUATION.
6. ALL SHOP DRAWINGS THAT ARE RECEIVED WITHOUT FIRST BEING REVIEWED AND STAMPED BY THE CONTRACTOR WILL BE RETURNED UNREVIEWED.
7. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AS A RESULT OF STP'S (SOUZA, TRUE AND PARTNERS, INC.) REVIEW OF THE SHOP DRAWINGS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED STP, IN WRITING, OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND STP HAS GIVEN WRITTEN ACCEPTANCE TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS BY STP'S REVIEW THEREOF.
8. THE CONTRACTOR SHALL DRAW ATTENTION TO ALL DEVIATIONS FROM THE CONTRACT DRAWINGS AND INCLUDE REASONS FOR SUCH DEVIATIONS WITH THE SUBMITTED SHOP DRAWINGS. IN ADDITION, THE CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION, IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, TO REVISIONS OTHER THAN THOSE REQUESTED BT STP ON PREVIOUS SUBMITTALS.
9. REFER TO SAMPLE SHOP DRAWING STAMP AND ACTION LEGEND (BELOW) FOR FURTHER CLARIFICATION:

ACTION LEGEND

SUBMITTAL ACCEPTED
MATERIALS, SIZES, GENERAL ARRANGEMENT AND DETAILS SHOWN ON THIS DRAWING APPEAR TO BE IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE CONTRACT DRAWINGS.

SUBMITTAL ACCEPTED, SUBJECT TO NOTATIONS
CORRECTIONS NOTED WILL BRING THIS SUBMITTAL INTO SUBSTANTIAL COMPLIANCE WITH THE MATERIALS, SIZES, GENERAL ARRANGEMENTS AND DETAILS NOTED IN THE CONTRACT DOCUMENTS. PROVIDED THAT NO OTHER MODIFICATIONS ARE NECESSARY, RESUBMITTAL IS NOT REQUIRED. REVIEW IS COMPLETE AND ALL CORRECTIONS ARE DEEMED OBVIOUS WITH NO AMBIGUITY.

SUBMITTAL ACCEPTED IN PART, RESUBMIT ITEMS NOTED
CORRECTIONS NOTED WILL BRING THIS SUBMITTAL INTO SUBSTANTIAL COMPLIANCE WITH THE MATERIALS, SIZES, GENERAL ARRANGEMENTS AND DETAILS NOTED IN THE CONTRACT DOCUMENTS. PORTIONS OF THE DRAWING MUST BE REVISED AND REVIEWED PRIOR TO FABRICATION.

SUBMITTAL NOT ACCEPTED□REVISE, REVIEW AND RESUBMIT
FABRICATION SHALL NOT TAKE PLACE PRIOR TO THIS DRAWING BEING REVISED, RESUBMITTED AND REVIEWED BY SOUZA, TRUE AND PARTNERS, INC., AND ALL OTHER PARTIES INVOLVED. DETAILS OR ITEMS NOTED BY THE REVIEWER REQUIRE FURTHER CLARIFICATION.

RESUBMITTED SHOP DRAWINGS THAT WERE PREVIOUSLY ACCEPTED WILL BE NOT REVIEWED UNLESS REVISIONS ARE CLOUDED. ONLY CLOUDED ITEMS WILL BE RE-REVIEWED.

CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTAL DATES AT LEAST 30 DAYS PRIOR TO FIRST SUBMITTAL. FAILURE TO SUBMIT DRAWINGS ON DESIGNATED DATE MAY IMPACT REVIEW SCHEDULE.

NOTES

DO NOT SCALE DRAWINGS.

75% CD PROGRESS
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

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Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
GENERAL NOTES AND TYPICAL DETAILS

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	NONE
Date	2019-05-09
Drawing No.	S001

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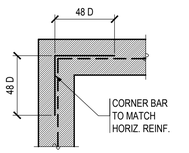
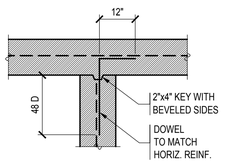


CORNER



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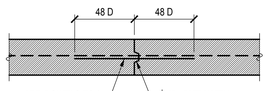
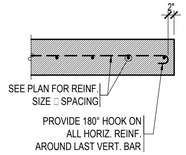
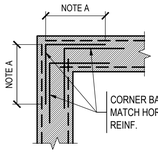


CONSTRUCTION JOINT



END

TYPICAL CONCRETE WALL DETAILS
FOR WALLS WITH SINGLE LAYER OF REINFORCING EACH WAY



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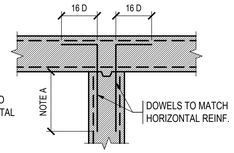

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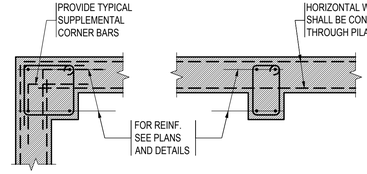
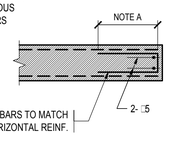


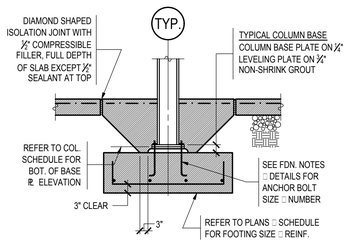
PILASTERS



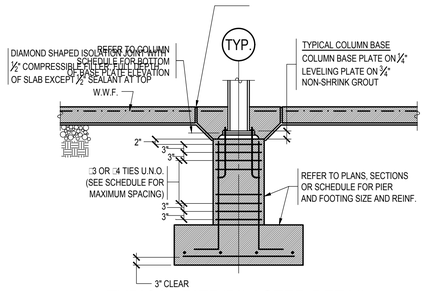
END

NOTE A: REFER TO TENSION LAP SPLICE LENGTH (OTHER BARS) IN "DEVELOPMENT LENGTH AND SPLICE TABLE".

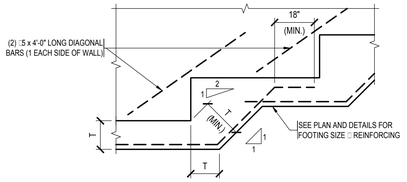
TYPICAL CONCRETE WALL DETAILS
FOR WALLS WITH TWO LAYERS OF REINFORCING EACH WAY



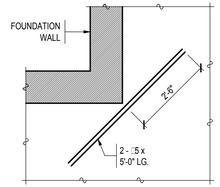
TYPICAL INTERIOR
COLUMN BASE DETAIL



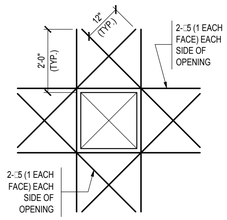
TYPICAL PIER/PILASTER DETAIL



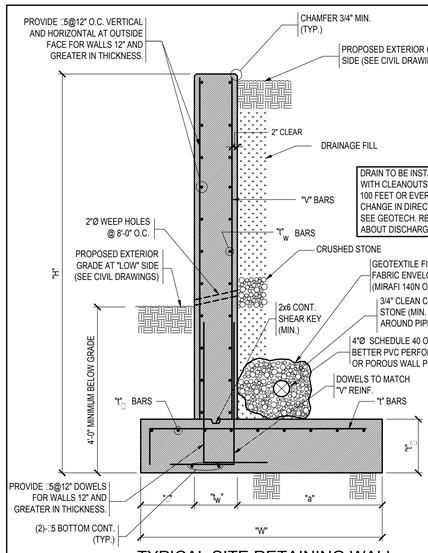
TYPICAL ELEVATION OF CONTINUOUS
STEPPED WALL FOOTING



TYPICAL INSIDE CORNER
SLAB EDGE DETAIL



TYPICAL ADDED REINFORCING
AT WALL OPENING



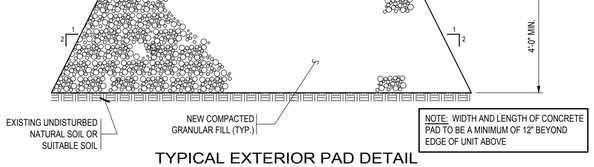
TYPICAL SITE RETAINING WALL

(UNLESS OTHERWISE NOTED)

RETAINING WALL SCHEDULE

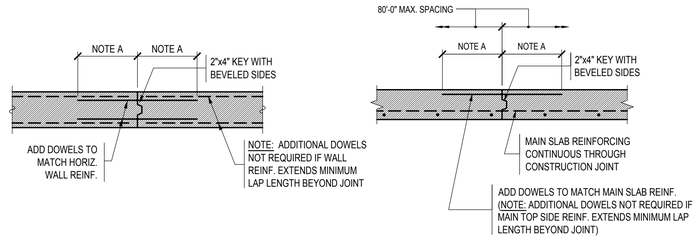
DIMENSIONS						REINFORCING			
"H"	"W"	"w_w"	"a"	"□"	"□"	"V" BARS	"□" BARS	"□" BARS	"□" BARS
6'-0"	4'-0"	8"	2'-6"	10"	10"	□4 @ 12"	□4 @ 12"	□4 @ 12"	4-□5
7'-0"	4'-3"	8"	2'-9"	10"	10"	□4 @ 12"	□4 @ 12"	□4 @ 12"	4-□5
8'-0"	4'-9"	12"	2'-9"	12"	12"	□4 @ 12"	□4 @ 12"	□5 @ 12"	4-□5
9'-0"	5'-6"	12"	3'-6"	12"	12"	□5 @ 12"	□5 @ 12"	□5 @ 12"	5-□5
10'-0"	6'-0"	12"	3'-9"	1'-3"	12"	□5 @ 12"	□5 @ 12"	□5 @ 12"	5-□5
11'-0"	6'-6"	14"	4'-3"	1'-1"	14"	□5 @ 9"	□5 @ 12"	□5 @ 12"	5-□6
12'-0"	7'-6"	14"	4'-6"	1'-10"	14"	□6 @ 10"	□6 @ 12"	□5 @ 12"	6-□6
13'-0"	8'-0"	14"	5'-0"	1'-10"	15"	□7 @ 12"	□6 @ 12"	□5 @ 12"	6-□6
14'-0"	8'-6"	14"	5'-6"	1'-10"	15"	□7 @ 10"	□6 @ 12"	□5 @ 12"	6-□6
15'-0"	9'-0"	16"	5'-9"	2'-0"	17"	□8 @ 12"	□7 @ 12"	□5 @ 12"	6-□7
16'-0"	9'-6"	16"	6'-2"	2'-0"	17"	□8 @ 10"	□7 @ 12"	□5 @ 12"	6-□7
17'-0"	10'-3"	18"	6'-9"	2'-3"	18"	□9 @ 12"	□8 @ 12"	□5 @ 12"	7-□7
18'-0"	11'-0"	18"	7'-0"	2'-6"	18"	□9 @ 10"	□8 @ 10"	□5 @ 12"	7-□7

NOTE: LAP ALL VERTICAL BARS AS A TENSION LAP SPLICE.



NOTE: WIDTH AND LENGTH OF CONCRETE PAD TO BE A MINIMUM OF 12" BEYOND EDGE OF UNIT ABOVE

TYPICAL EXTERIOR PAD DETAIL

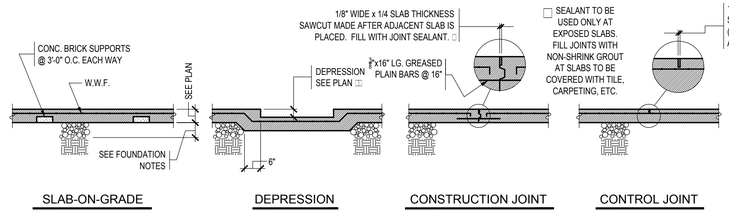


WALL

STRUCTURAL SLAB

NOTE A: REFER TO TENSION LAP SPLICE LENGTH (OTHER BARS) IN "DEVELOPMENT LENGTH AND SPLICE TABLE".

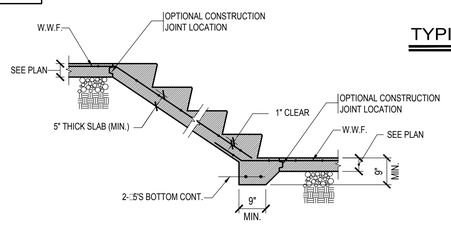
TYPICAL CONSTRUCTION JOINT DETAILS



SLAB-ON-GRADE | DEPRESSION | CONSTRUCTION JOINT | CONTROL JOINT

□ADD 2-□5 x 5'-0" DIAGONAL BARS AT EACH CORNER OF DEPRESSIONS □4" DEEP.

TYPICAL SLAB-ON-GRADE DETAILS



TYPICAL INTERIOR CAST-IN-PLACE
CONCRETE STAIR ON GRADE

NOTES

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117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
TYPICAL DETAILS

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Checked	TAL
Project No.	16045.00
Scale	NONE
Date	2019-05-09

Drawing No.
S002

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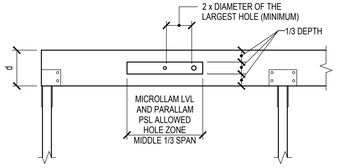
REBAR DEVELOPMENT AND LAP SPLICE LENGTHS

LENGTHS (IN INCHES) BASED ON f'c=4000 PSI AND NORMAL WEIGHT CONCRETE

		BAR SIZE / BAR TYPE	#3	#4	#5	#6	#7	#8	#9	#10	#11
DEVELOPMENT LENGTH	TENSION	TOP BARS	19	25	31	37	54	62	70	79	87
		OTHER BARS	15	19	24	29	42	48	54	61	67
	COMPRESSION	ALL BARS	8	10	12	15	17	19	22	25	27
LAP SPLICE LENGTH	TENSION	TOP BARS	25	33	41	49	71	81	91	102	114
		OTHER BARS	19	25	31	37	54	62	70	79	87
	COMPRESSION	ALL BARS	12	15	19	23	27	30	34	39	43

NOTES:

1. LENGTHS ARE BASED ON fy = 60 KSI, f'c = 4000 PSI, AND NORMAL WEIGHT CONCRETE. WHERE LIGHTWEIGHT AGGREGATE CONCRETE IS SPECIFIED, MULTIPLY THE ABOVE TENSION VALUES BY A FACTOR OF 1.3.
2. TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN 12" OF FRESH CONCRETE IS PLACED IN THE MEMBER BELOW THE BAR.
3. TENSION LAP SPLICE LENGTHS ARE FOR "CLASS B" SPLICES PER ACI 318. LESSER SPLICE LENGTHS MAY BE SUBMITTED BY THE CONTRACTOR PROVIDED FULL CALCULATIONS AND REFERENCE TO THE APPLICABLE PORTIONS OF THE LATEST EDITION OF ACI 318 ACCOMPANY THE SUBMITTAL.
4. WHERE BARS OF DIFFERENT SIZES ARE SPLICED, LAP SPLICE LENGTH SHALL BE AS REQUIRED FOR THE LARGEST BAR.



NOTES:

1. ALLOWED HOLE ZONE SUITABLE FOR UNIFORMLY LOADED HEADERS AND BEAMS ONLY.
2. ROUND HOLES ONLY.
3. NO HOLES IN CANTILEVERS.
4. NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

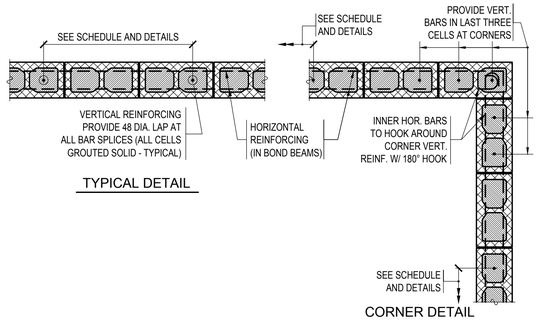
HEADER DEPTH (d)	MAXIMUM ROUND HOLE SIZE
4 1/2"	1"
5 1/2"	1 1/4"
7 1/4" TO 20"	2"

ALLOWABLE HOLES IN LVL AND PSL HEADERS AND BEAMS

MINIMUM CONCRETE MASONRY WALL REINFORCING SCHEDULE

WALL LOCATION	WALL THICKNESS	VERT. REINF.	GROUT REQUIREMENTS	HORIZ. TRUSS-TYPE REINFORCING
ALL CMU WALLS SHOWN ON STRUCTURAL DRAWINGS	8"	#5 @ 24"	FULLY GROUTED	2-#5 BOND BEAMS @ 4'-0" MAX.

NOTE: REFER TO PLANS & SECTIONS FOR ANY REINFORCING REQUIREMENTS MORE STRINGENT THAN IN THIS SCHEDULE.

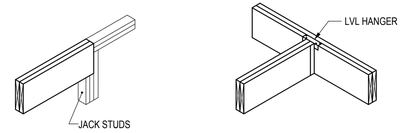


BRICK LINTEL SCHEDULE (SIMPLE SPANS)

MASONRY OPENING	LINTEL SIZE
UP TO 3'-0"	L 3 1/2 x 3 1/2 x 5/16
3'-1" TO 4'-6"	L 4 x 3 1/2 x 5/16 (4" LEG VERT.)
4'-7" TO 6'-0"	L 5 x 3 1/2 x 5/16 (5" LEG VERT.)
6'-1" TO 8'-0"	L 6 x 3 1/2 x 5/16 (6" LEG VERT.)

NOTES:

1. PROVIDE LINTELS OVER ALL OPENINGS EXCEPT WHERE LINTEL BLOCKS ARE PROVIDED OR AS OTHERWISE SHOWN ON THE PLANS.
2. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS. FOR 6" WALLS PROVIDE TEE OR BUILT-UP SECTION WITH PROPERTIES EQUAL TO OR GREATER THAN 1 1/2 TIMES ANGLE PROPERTIES FOR 4" WALL THICKNESS.
3. PROVIDE 8" OF BEARING EACH END OF ALL LINTELS.
4. ALL EXTERIOR LINTELS SHALL BE HOT DIP GALVANIZED.
5. PROVIDE CURVED LINTELS AT ARCHED OPENINGS WHERE REQUIRED BY THE ARCHITECTURAL DRAWINGS.



TYPICAL LVL DETAILS

NOTES

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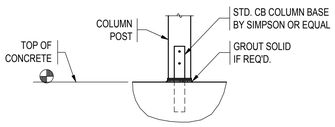
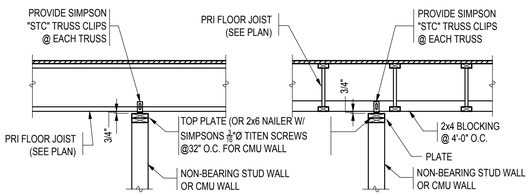


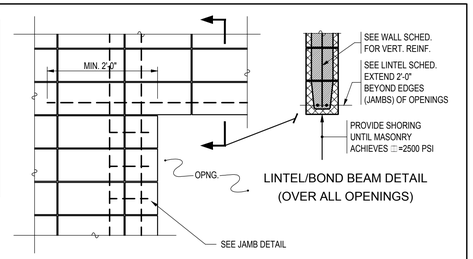
TYPICAL WOOD POST BASE CONNECTION DETAIL

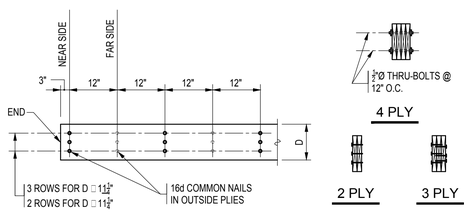


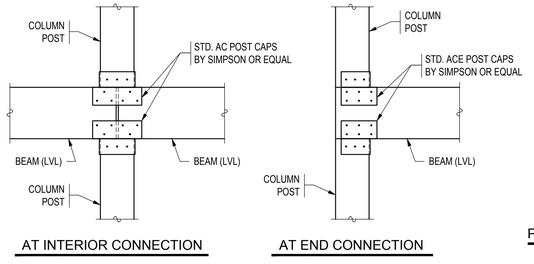
TYPICAL FRAMING AT NON-BEARING PARTITIONS

CMU LINTEL SCHEDULE FOR LOAD BEARING AND SHEAR WALLS

WIDTH (W)	DEPTH (D)	MASONRY OPENING	REINF.
8"	16"	UP TO 6'-0"	2-#5
8"	16"	6'-0" TO 7'-0"	2-#6
8"	24"	7'-0" TO 10'-0"	2-#6

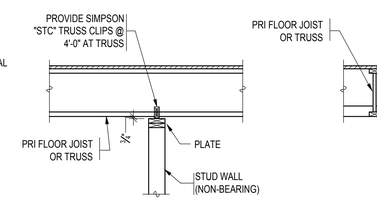




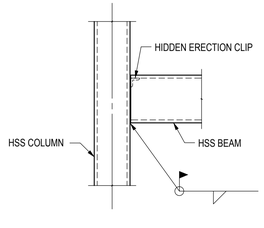


TYPICAL POST/BEAM CONNECTION DETAILS

(UNLESS OTHERWISE NOTED ON THE PLANS)



TYPICAL FRAMING AT NON-BEARING WOOD PARTITIONS



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	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

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117 BROADWAY, ARLINGTON, MA 02474

Title
TYPICAL DETAILS

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Date	2019-05-09

Drawing No.
S003

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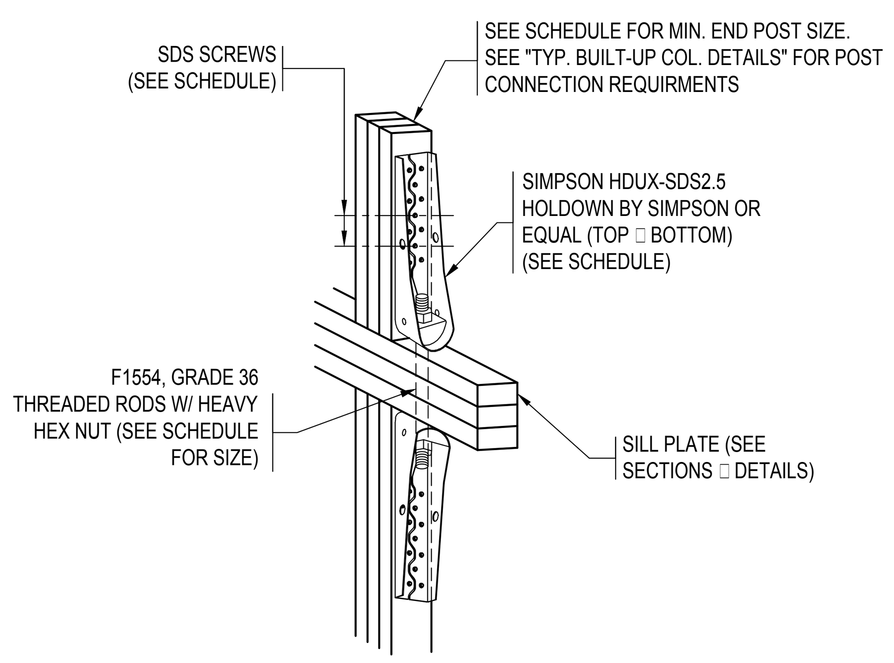
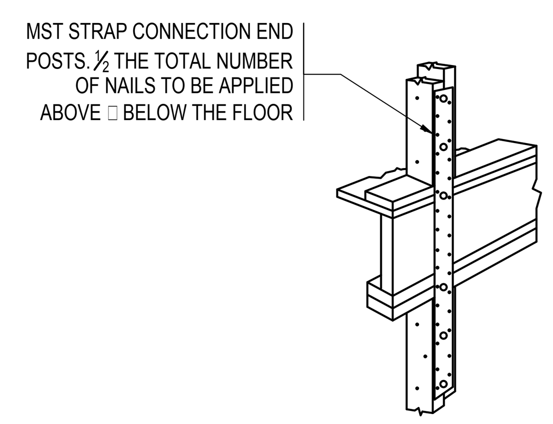


TYPICAL STUD WALL HOLDOWN BETWEEN FLOOR DETAILS

(SEE PLANS FOR LOCATIONS)

TYP. HOLD DOWN SCHEDULE

HOLD DOWN SIZE (FROM PLAN)	END MIN. POST SIZE	THREADED ROD SIZE	FASTENER REQUIREMENTS (TO POSTS)	ALLOWABLE TENSION LOAD
HDU2 - SDS2.5	2-2x (MIN.)	5/8"Ø A36	6 - SDS 1/4"x2 1/2"	3075 lbs
HDU4 - SDS2.5	2-2x (MIN.)	5/8"Ø A36	10 - SDS 1/4"x2 1/2"	4565 lbs
HDU5 - SDS2.5	2-2x (MIN.)	5/8"Ø A36	14 - SDS 1/4"x2 1/2"	5645 lbs
HDU8 - SDS2.5	3-2x (MIN.)	7/8"Ø A36	20 - SDS 1/4"x2 1/2"	7870 lbs
HDU11 - SDS2.5	4-2x (MIN.)	1"Ø A36	30 - SDS 1/4"x2 1/2"	9535 lbs
HDU14 - SDS2.5	5-2x (MIN.)	1"Ø A36 WITH HEAVY HEX NUT	36 - SDS 1/4"x2 1/2"	14375 lbs



MSTXX SIMPSON STRAP TIE DETAIL

TYP. MSTXX STRAP SCHEDULE
(BETWEEN FLOORS)

MST SIZE	FASTENERS
MST 27	30 - 16d NAILS
MST 37	42 - 16d NAILS
MST 48	50 - 16d NAILS
MST 60	65 - 16d NAILS
MST 72	68 - 16d NAILS

NOTE: MST STRAP TO BE APPLIED ON PLYWOOD SIDE OF WALL (NOT SHOWN)

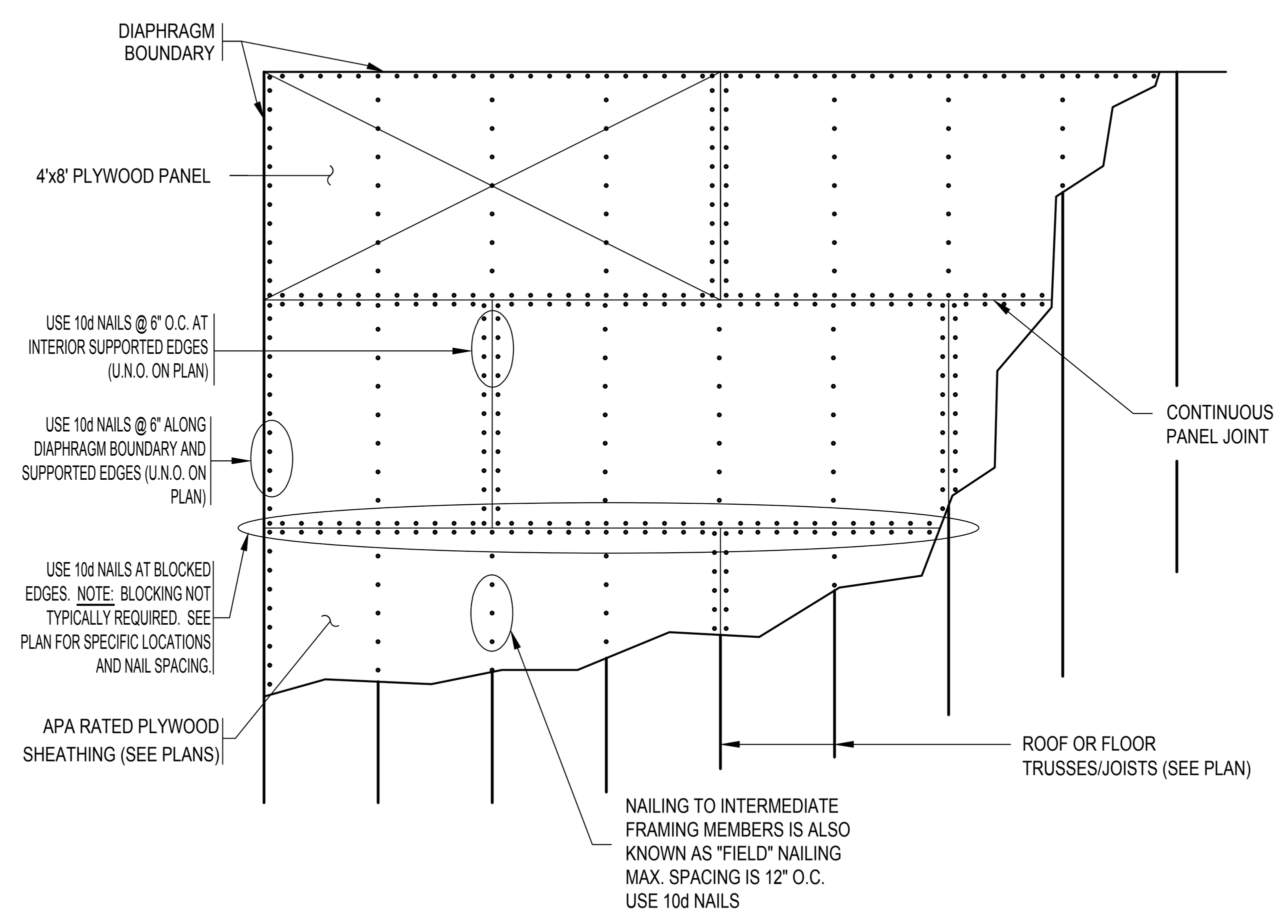
TYPICAL STD. WALL TIE BETWEEN FLOORS

(SEE PLANS FOR LOCATIONS)

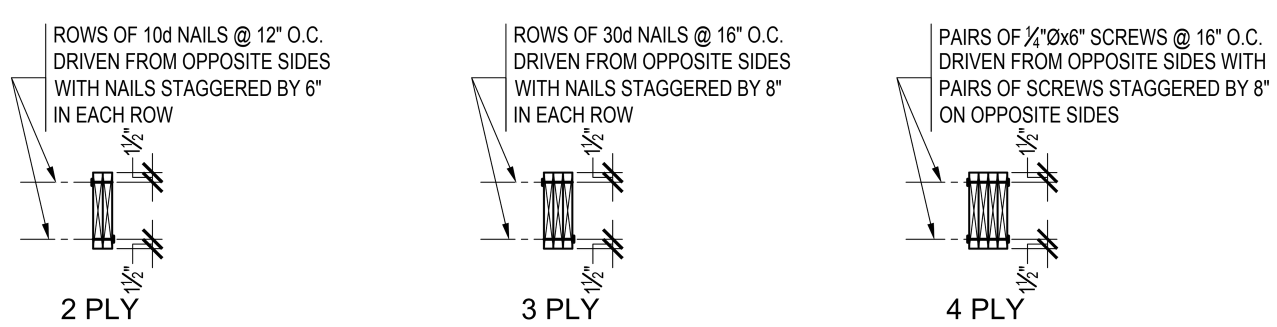
MINIMUM DESIGN PROPERTIES FOR PRI JOISTS

DEPTH	JOIST SERIES	EI x 10^6 (psi)	M (lb-ft)	V (lb)	MAX. END REACTION (lb) (1 3/4" BEARING)
9 1/2"	PRI-20	132	2520	1120	830
	PRI-30	159	3225	1120	945
	PRI-40	184	2735	1120	1080
	PRI-50	186	3800	1120	1015
	PRI-60	219	3780	1120	1080
11 7/8"	PRI-20	225	3265	1420	830
	PRI-30	271	4170	1420	945
	PRI-40	313	3545	1420	1200
	PRI-50	316	4915	1420	1015
	PRI-60	371	4900	1420	1200
	PRI-70	416	6595	1420	1160
	PRI-80	518	6940	1420	1280
	PRI-90	571	8770	1925	1400
14"	PRI-40	459	4270	1710	1200
	PRI-50	463	5860	1710	1015
	PRI-60	544	5895	1710	1200
	PRI-70	609	7865	1710	1160
	PRI-80	756	8360	1710	1280
	PRI-90	832	10,460	2125	1400
16"	PRI-40	625	4950	1970	1200
	PRI-50	630	6715	1970	1015
	PRI-60	739	6835	1970	1200
	PRI-70	826	9010	1970	1160
	PRI-80	1024	9690	1970	1280
	PRI-90	1126	11,985	2330	1400

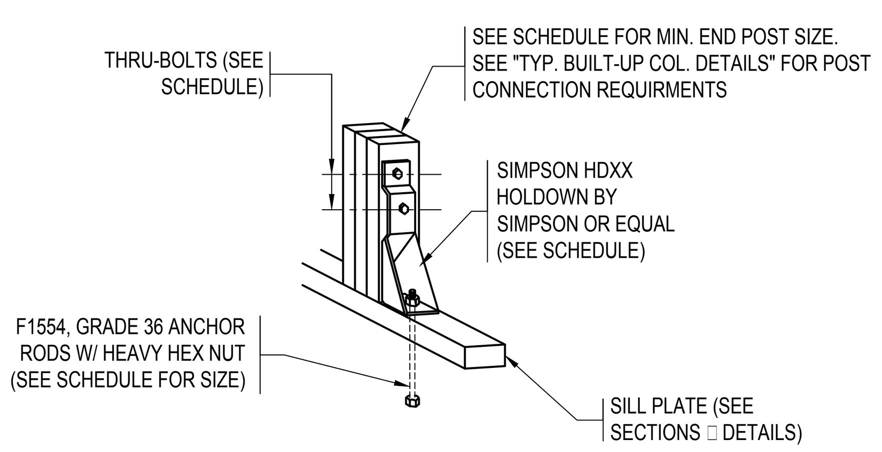
NOTE: MAXIMUM LIVE LOAD DEFLECTION SHALL NOT EXCEED L/480.



TYPICAL NAILING PATTERN PLAN AT FLOOR & ROOF DIAPHRAGMS



TYPICAL BUILT-UP COLUMN AND POST DETAILS



INTO SOLID CONC. WALL & FOOTINGS W/ 20" MIN. THICKNESS

TYP. HOLD DOWN SCHEDULE

HOLD DOWN SIZE (FROM PLAN)	END MIN. POST SIZE	HOLD DOWN TO POST CONNECTION	ANCHOR SIZE
HD3B	3-2x (MIN.)	2 - 5/8"Ø A307 (MIN.) THROUGH-BOLTS	5/8"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD5B	3-2x (MIN.)	2 - 3/4"Ø A307 (MIN.) THROUGH-BOLTS	5/8"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD7B	3-2x (MIN.)	3 - 3/4"Ø A307 (MIN.) THROUGH-BOLTS	7/8"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD9B	3-2x (MIN.)	3 - 7/8"Ø A307 (MIN.) THROUGH-BOLTS	7/8"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD12	4-2x (MIN.)	4 - 1"Ø A307 (MIN.) THROUGH-BOLTS	1 1/8"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD19	4-2x (MIN.)	5 - 1"Ø A307 (MIN.) THROUGH-BOLTS	1 1/4"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT

TYPICAL STUD WALL HOLDOWN DETAILS AT WALL BASES

(SEE PLANS FOR LOCATIONS)

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NOTES

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Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
TYPICAL DETAILS

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Project No.: 16045.00
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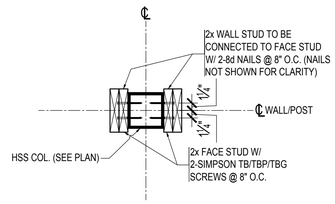

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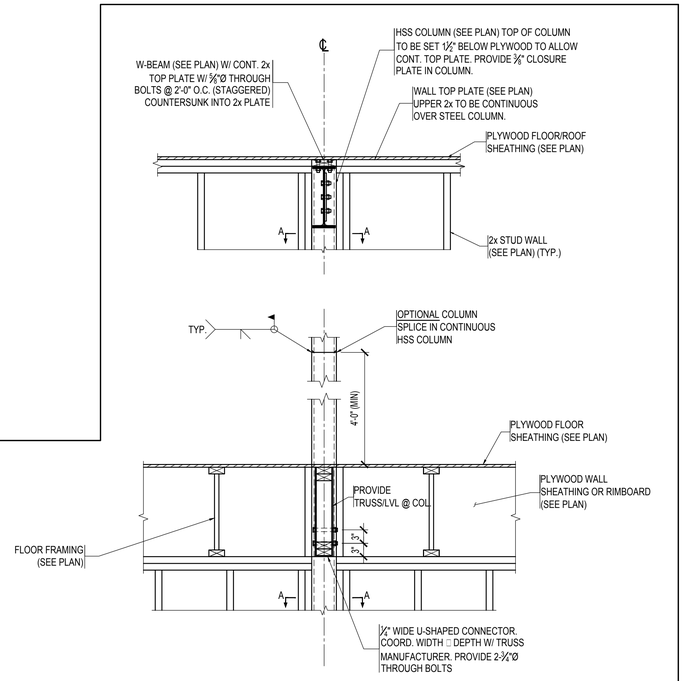
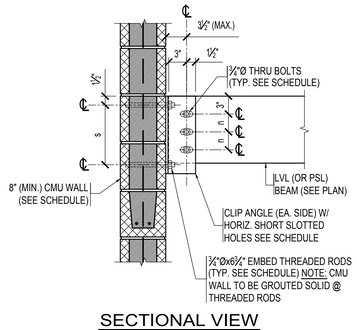
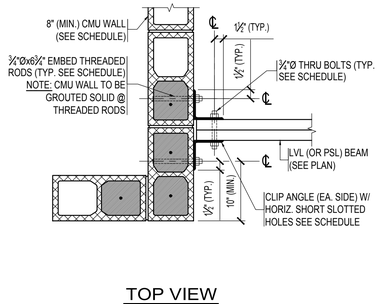


TYPICAL STEEL POST IN WOODWALL DETAIL

ENGINEERED LUMBER CONNECTION SCHEDULE INTO CMU WALLS				
LVL SIZE	CLIP ANGLE SIZE □ LENGTH	NUMBER OF ½"Ø (A307 MIN.) THRU BOLTS @ SPACING (n)	NUMBER OF ⅝"Ø x6¾" EMBED THREADED RODS INTO SOLID GROUTED 8" (MIN.) CMU WALL UTILIZING THE HILTI HY-20 HYBRED ADHESIVE SYSTEM (PER ANGLE) @ SPACING (s)	MAX. SHEAR REACTION
2-1¾"x11⅞" LVL OR 2-1¾"x11¼" LVL OR 3½"x11⅞" PSL	L5x5x⅜x1'-1" LG. (EA. SIDE OF LVL)	3@3" O.C.	2@10" O.C.	4900$^{\#}$
2-1¾"x14" LVL OR 3½"x14" PSL	L5x5x⅜x1'-4" LG. (EA. SIDE)	3@3" O.C.	2@1'-1" O.C.	5400$^{\#}$
2-1¾"x16" LVL OR 3½"x16" PSL	L5x5x⅜x1'-7" LG. (EA. SIDE)	4@3" O.C.	3@8" O.C.	6800$^{\#}$
2-1¾"x18" LVL OR 3½"x18" PSL	L5x5x⅜x1'-9" LG. (EA. SIDE)	5@3" O.C.	3@9" O.C.	7000$^{\#}$
3-1¾"x11⅞" LVL OR 3-1¾"x11¼" LVL OR "x11⅞" PSL	L5x5x⅜x1'-1" LG. (EA. SIDE)	3@3" O.C.	2@10" O.C.	5250$^{\#}$
1¾"x14" LVL OR "x14" PSL	L5x5x⅜x1'-4" LG. (EA. SIDE)	3@3" O.C.	2@1'-1" O.C.	5800$^{\#}$
3-1¾"x16" LVL OR "x16" PSL	L5x5x⅜x1'-9" LG. (EA. SIDE)	4@3" O.C.	3@9" O.C.	7600$^{\#}$
3-1¾"x18" LVL OR 5½"x18" PSL	L5x5x⅜x1'-11" LG. (EA. SIDE OF LVL)	5@3" O.C.	3@10" O.C.	7850$^{\#}$



SECTIONAL VIEW
1"=1'-0"



TOP VIEW
1"=1'-0"

NOTES

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Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
TYPICAL DETAILS

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	NONE
Date	2019-05-09

Drawing No.
S005

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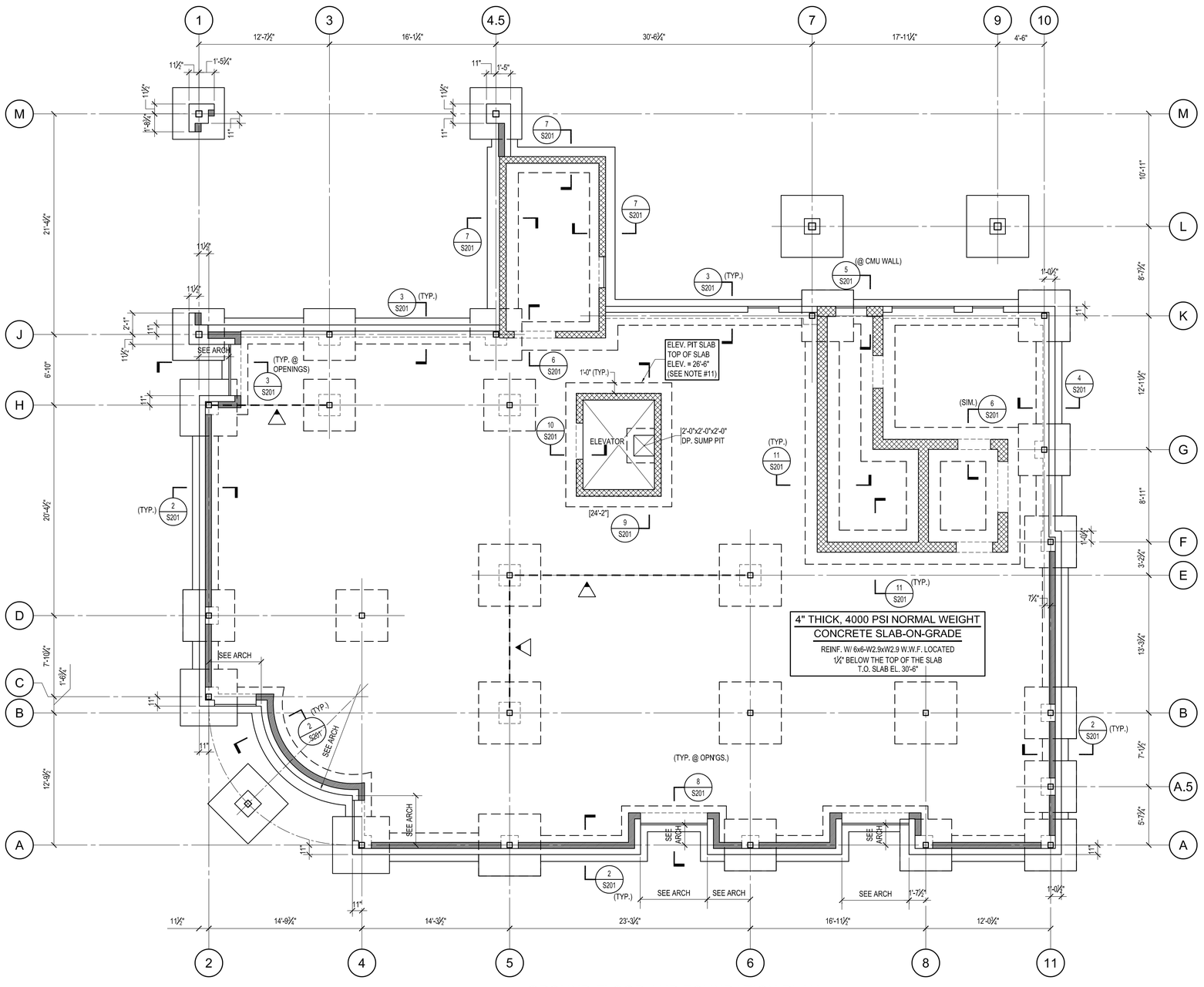
FOUNDATION / GROUND FLOOR PLAN NOTES:

1. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 4000 PSF. REFER TO FOUNDATIONS & SUBGRADE PREPARATION NOTES ON DRAWING S001 FOR ADDITIONAL INFORMATION.
2. REFER TO DRAWINGS S001 THROUGH S005 FOR GENERAL NOTES AND TYPICAL DETAILS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, ANGLES, SLOPES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.
4. [0'-0"] INDICATES BOTTOM OF FOOTING OR MAT ELEVATION. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW EXTERIOR FINISHED GRADE UNLESS OTHERWISE NOTED ON PLAN OR IN SECTION. TOP OF ALL INTERIOR FOOTINGS SHALL BE 1'-0" BELOW TOP OF SLAB UNLESS OTHERWISE NOTED IN PLAN OR SECTION. REFER TO FOUNDATION NOTES ON DRAWING S001 FOR ADDITIONAL INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND EXECUTION OF ALL TEMPORARY SHORING AND BRACING, AND TEMPORARY EARTH RETENTION SYSTEMS, DURING THE ENTIRE CONSTRUCTION PERIOD, AS REQUIRED, TO PREVENT DAMAGE TO PERSONS OR PROPERTY.
6. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT SIZES AND LOCATIONS OF ANY FOUNDATION WALL PENETRATIONS (MECHANICAL OR OTHERWISE). THE CONTRACTOR SHALL COORDINATE THE SIZES AND LOCATIONS OF ANY FOUNDATION WALL PENETRATIONS WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. CONCRETE ELEVATION SHALL BE AS NOTED ON PLAN. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, SLOPES, CURBS, PADS, OPENINGS, AND DEPRESSIONS NOT SHOWN. COORDINATE PRIOR TO SHOP DRAWING SUBMITTAL.
8. CONSTRUCTION JOINTS IN ALL CONCRETE FOUNDATION WALLS SHALL NOT EXCEED 40 LINEAR FEET, UNLESS CONTROL JOINTS ARE PROVIDED TO MEET SAME. PROVIDE ADDITIONAL REINFORCEMENT AT CONSTRUCTION, AS REQUIRED (SEE TYPICAL DETAILS).
9. CONTRACTOR SHALL SUBMIT A CONSTRUCTION/CONTROL LAYOUT PLAN USING THE FOLLOWING RULES:
   A) CONTROL JOINTS SHALL BE 1" DEEP.
   B) TOTAL AREA OF CONCRETE BETWEEN CONTROL JOISTS SHALL NOT EXCEED 225 SQUARE FEET.
   C) MAXIMUM DISTANCE BETWEEN CONTROL JOISTS SHALL NOT EXCEED 15'-0".
   D) ASPECT RATION OF CONCRETE BETWEEN CONTROL JOISTS SHALL NOT EXCEED 1.5 : 1.0.
   E) PROVIDE A CONTROL JOINT AT ALL RE-ENTRANT CORNERS.
   F) PROVIDE ADDITIONAL REINFORCEMENT AT ALL CONSTRUCTION JOISTS PER THE TYPICAL DETAILS.
10. ⟨0⟩ INDICATES A STEP IN FOOTING. REFER TO TYPICAL DETAILS FOR ADDITIONAL REINFORCING REQUIRED AT STEPS.
11. PROVIDE 16" THICK, 4000 PSI NORMAL WEIGHT CONCRETE ELEVATOR MAT SLAB REINFORCED W/ #6 @ 12" O.C. (EACH WAY, TOP AND BOTTOM). PROVIDE A MOISTURE VAPOR REDUCTION ADMIXTURE IN THE ELEVATOR PIT SLAB.
12. SEE SHEET SXXX FOR THE COLUMN SCHEDULE.
13. F-0 INDICATES A FOOTING TYPE. REFER TO SCHEDULE ON THIS SHEET FOR SIZE AND REINFORCING.
13. P-0 INDICATES A PIER TYPE. SEE DETAILS ON SHEET SXXX FOR DETAILS.
14. ▨ INDICATES STRUCTURAL CMU WALL. SEE TYPICAL DETAILS SHEETS FOR ELEVATIONS AND DETAILS. SEE ARCH. FOR EXACT LOCATIONS.
15. CONTRACTOR SHALL COORDINATE ALL SLOTS, INSERTS, DOWELS, SLEEVES, ETC., AND ALL ANCHORS PRIOR TO PLACING CONCRETE.
17. X INDICATES STEEL BRACE FRAME (UP). SEE SHEET SXXX FOR ELEVATIONS AND DETAILS.
18. COORDINATE EXACT LOCATION AND ELEVATION OF ALL PIPE PENETRATIONS THROUGH THE FOUNDATION WALL PRIOR TO SHOP DRAWING SUBMITTAL. SEE TYPICAL DETAILS. PENETRATIONS MUST EXTEND THROUGH FOUNDATION WALLS. PENETRATIONS ARE NOT PERMITTED THROUGH FOOTINGS (OR PILASTERS) OR UNDER COLUMNS.



GROUND FLOOR AND FOUNDATION PLAN

3/16"=1'-0"

NOTES

DO NOT SCALE DRAWINGS.

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No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

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Title
GROUND FLOOR AND FOUNDATION PLAN

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	AS NOTED
Date	10.31.2018

Drawing No.
S101

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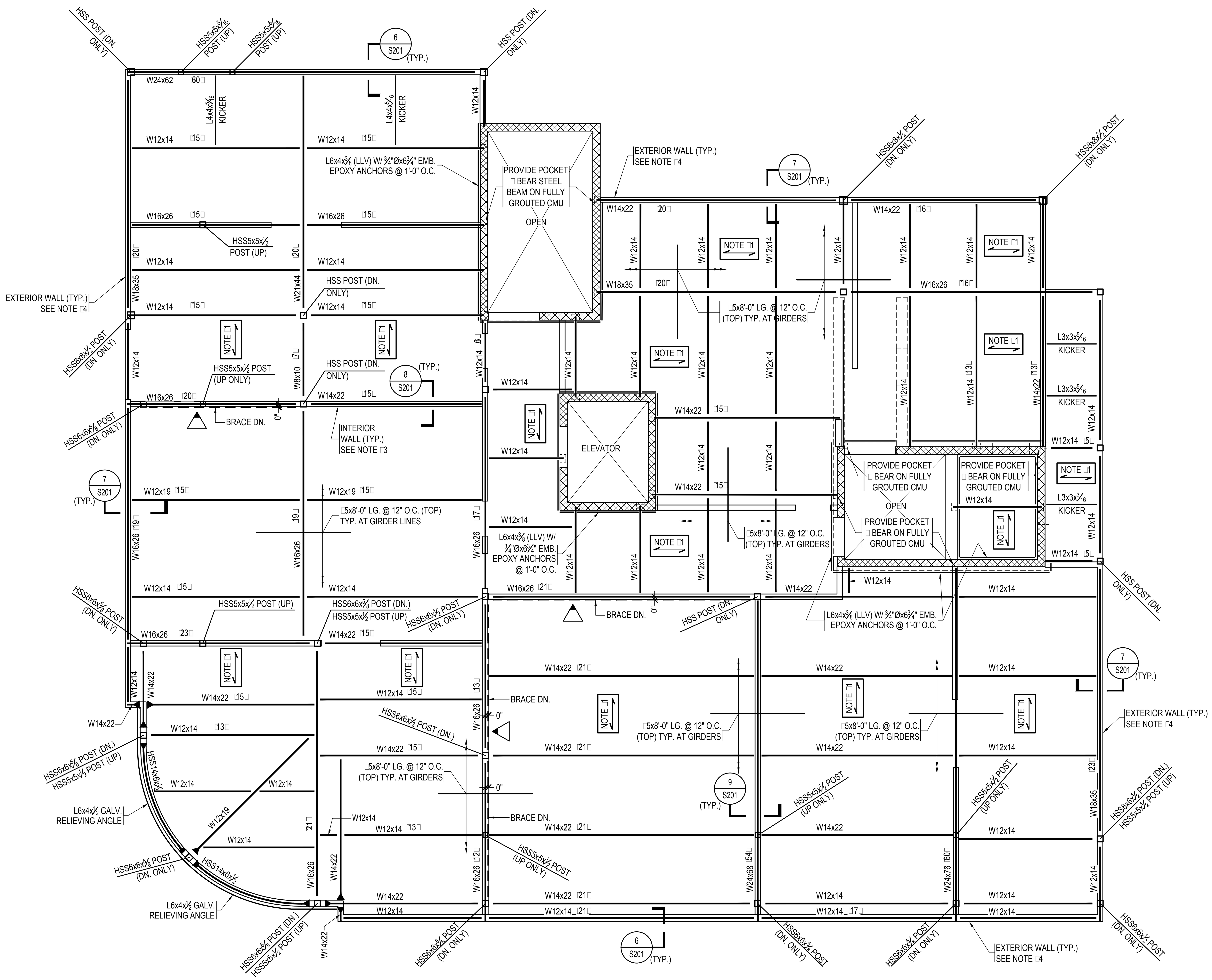
SECOND FLOOR FRAMING NOTES:

1. ⟵⟶ INDICATES SPAN DIRECTION OF 3½" 4000 PSI CONCRETE ON 2", 18 GA COMPOSITE STEEL DECK REINFORCED WITH 6"x6"-W4.0xW4.0 W.W.F. LOCATED 1" BELOW THE TOP OF THE CONCRETE SLAB.
2. TOP OF STEEL ELEVATION =SEE ARCH, UNLESS NOTED THUS (±0'-0") ON PLAN. TOP OF CONCRETE ELEVATION = SEE ARCH, UNLESS NOTED OTHERWISE.
3. UNLESS OTHERWISE NOTED, INTERIOR BEARING WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED @ 12" O.C. W/ 15/32" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). PROVIDE 2x6 BLOCKING AT HORIZONTAL PLYWOOD JOINTS. FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 6" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.
4. EXTERIOR WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED AT 12" O.C. W/ 15/32" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 6" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.
5. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT OTHERWISE SHOWN ON THIS DRAWING.
6. REFER TO DRAWINGS S001 THROUGH S005 FOR GENERAL NOTES AND TYPICAL DETAILS.
7. WALL STUDS MAY BE CUT/NOTCHED/BORED AS FOLLOWS:
   A. MAXIMUM SIZE OF A BORED HOLE ALLOWED THROUGH A 2x6 IS 2⅛"Ø. HOLES SHALL BE LOCATED IN THE CENTER OF THE STUD AND A MINIMUM SPACING BETWEEN ADJACENT HOLES IS 8".
   B. NOTCHES INTO THE SIDE OF A 2x6 STUD SHALL BE NO GREATER THAN 2¼" DEEP. MINIMUM SPACING OF NOTCHES SHALL BE 8".
   C. ALL OTHER HOLES AND/OR NOTCHES SHALL BE REINFORCED WITH SIMPSON STRONG-TIE HSS2-SDS1.5 STUD SHOES W/ 12- SDS25112 SCREWS.
8. THE CONTRACTOR SHALL COORDINATE ALL SLOTS, INSERTS, DOWELS. SLEEVES, PADS, ETC., AND ALL ANCHORS PRIOR TO PLACING CONCRETE.
9. THE CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS (MECHANICAL OR OTHERWISE) WITH THE MECHANICAL AND ARCHITECTURAL DRAWINGS. REFER TO TYPICAL DETAILS FOR TYPICAL FRAMING AND REINFORCING AT SLAB OPENINGS.
10. (X) INDICATES A BRACED FRAME. REFER TO DRAWING S2.1 FOR BRACED FRAME ELEVATION AND DETAILS.
11. ▶── INDICATES A FIELD WELDED MOMENT CONNECTION. THE MOMENT CONNECTION SHALL BE DESIGNED AND DETAILED BY THE STEEL FABRICATOR TO DEVELOP THE FULL MOMENT CAPACITY OF THE BEAM.
12. □XX□ INDICATES THE NUMBER OF ¾" x 4½" LONG HEADED STUD SHEAR CONNECTORS LOCATED ALONG THE BEAM AND WELDED TO THE TOP OF THE BEAM. STUDS SHALL BE SPACED UNIFORMLY ALONG THE BEAM SPAN. WHERE THE NUMBER OF STUDS IS NOT INDICATED AT STEEL BEAMS BELOW COMPOSITE SLABS, PROVIDE STUDS AT 12" ON CENTER.
13. ⊠⊠⊠ INDICATES 8" NOMINAL FULLY GROUTED REINFORCED CMU WALLS AT STAIR AND ELEVATOR SHAFTS. REFER TO TYPICAL DETAILS FOR REINFORCING AND ADDITIONAL INFORMATION.
14. "V=XXX^K" INDICATES STEEL FABRICATOR IS TO DESIGN THE CONNECTION TO HAVE THE MINIMUM LISTED SHEAR CAPACITY. IF NO VALUE IS LISTED, THE CONNECTION CAPACITY SHALL CONFORM TO "TYPICAL W BEAM TO BEAM/COLUMN CONNECTION" DETAIL SHOWN ON DRAWING S0.3.
15. STEEL THAT IS TO RECEIVE SPRAY-ON FIRE RETARDANT SHALL REMAIN UNPRIMED. COORDINATE W/ ARCHITECTURAL DRAWINGS / SPECIFICATIONS.
16. REFER TO FRAMING PLANS ABOVE FOR POSTS FROM FLOORS AND ROOFS ABOVE. UNLESS OTHERWISE NOTED, ALL POSTS SHALL TERMINATE AT THE LEVEL 2 COMPOSITE SLAB.
17. HDXX INDICATES SIMPSON HD HOLDOWN INTO CONCRETE FLOOR. ALL ANCHORS MUST BE CONNECTED DIRECTLY TO STEEL SUPPORTS BELOW CONCRETE SLAB. CONTRACTOR TO COORDINATE EXACT LOCATIONS PRIOR TO CASTING CONCRETE. SEE TYPICAL DETAIL SHEET FOR SCHEDULE AND DETAILS.



SECOND FLOOR FRAMING PLAN

3/16"=1'-0"

NOTES

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No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

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117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR FRAMING PLAN

Designed	TAL
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Scale	AS NOTED
Date	2019-05-09

Drawing No.
S102

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THIRD FLOOR FRAMING NOTES:

1. ⟵⟶ INDICATES SPAN DIRECTION OF 3/4" APA RATED STRUCTURAL I PLYWOOD FLOOR SHEATHING GLUED AND NAILED (10d NAILS @ 6" O.C.) TO SUPPORTING MEMBERS (UNLESS OTHERWISE NOTED ON PLAN). PROVIDE 1" THICK GYPSUM UNDERLAYMENT (MAX. DENSITY = 110 PSF) OVER PLYWOOD SHEATHING. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

2. "RED-X OWT" INDICATES OPEN-WEB TRUSSES BY RedBUILT WITH SAWN LUMBER OR ENGINEERED LUMBER TOP CHORDS AND STEEL TUBE WEBS THAT COMPLY WITH ICC-ES ES R-1774 (OR APPROVED EQUAL).

2A. "PRI" INDICATES PERFORMANCE RATED I-JOIST IN ACCORDANCE WITH APA/EWS STANDARDS AND ESR-1405. PRI's SHALL HAVE THE MINIMUM PROPERTIES AND END REACTIONS AS DEFINED ON THE "MINIMUM DESIGN PROPERTIES FOR PRI JOISTS" TABLE ON SHEET S004.

3. UNLESS OTHERWISE NOTED, INTERIOR BEARING WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED @ 16" O.C. W/ 15/32" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). PROVIDE 2x6 BLOCKING AT HORIZONTAL PLYWOOD JOINTS. FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 4" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.

4. EXTERIOR WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED AT 16" O.C. W/ 15/32" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 4" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.

5. UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN EXTERIOR WALLS SHALL BE 3-1 3/4"x11 1/4" LVL U.N.O. ON PLAN. PROVIDE 4- 2x JAMB POSTS (2 JACKS, 2 KINGS) AT EACH END.

6. UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN INTERIOR BEARING WALLS SHALL BE 3-1 3/4"x11 1/4" LVL U.N.O. ON PLAN. PROVIDE 4- 2x JAMB POSTS (2 JACKS, 2 KING) AT ALL HEADER SUPPORTS.

7. PROVIDE 3- 2x POST AT THE ENDS OF ALL WALLS, WALL INTERSECTIONS AND UNDER MULTI-PLY JOISTS / BEAMS UNLESS OTHERWISE INDICATED ON PLAN FOR DIRECT SUPPORT.

8. PROVIDE SIMPSON STRONG-TIE TB TYPE BRIDGING (OR EQUAL) BETWEEN JOIST @ 8'-0" O.C. (MAX.). JOIST MANUFACTURER TO DESIGN AND SUPPLY ANY ADDITIONAL SAFETY BRACING AS NEEDED FOR ERECTION.

9. JOIST MANUFACTURER TO DESIGN JOIST CONNECTIONS AND ACCESSORIES FOR THE GENERAL LOADS NOTED ON SHEET S001 IN ADDITION TO SPECIFIC LOADS INDICATED ON THIS SHEET AND/OR IN SECTIONS.

10. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT OTHERWISE SHOWN ON THIS DRAWING.

11. COORDINATE SIZES AND LOCATIONS OF SHAFT OPENINGS WITH ARCHITECTURAL AND M.E.P. REQUIREMENTS. PROVIDE 2- 1 3/4"x14" LVL HEADERS AS NECESSARY TO MAINTAIN A MAXIMUM JOIST SPACING AS INDICATED ON PLANS. SHIFT JOIST AS NECESSARY TO ACCOMMODATE THE SHAFTS.

12. COORDINATE LOCATIONS OF PIPES AND FLOOR DRAINS WITH JOIST LAYOUTS. RESPACE JOISTS AS REQUIRED TO AVOID DRAINS, ADD JOISTS AS MAY BE NECESSARY TO AVOID SUB-FLOOR SPANS (CL TO CL JOISTS) GREATER THAN INDICATED ON PLANS.

13. WALL STUDS MAY BE CUT/NOTCHED/BORED AS FOLLOWS:
    - A. MAXIMUM SIZE OF A BORED HOLE ALLOWED THROUGH A 2x6 IS 2 1/8"Ø. HOLES SHALL BE LOCATED IN THE CENTER OF THE STUD AND A MINIMUM SPACING BETWEEN ADJACENT HOLES IS 8".
    - B. NOTCHES INTO THE SIDE OF A 2x6 STUD SHALL BE NO GREATER THAN 2 1/4" DEEP. MINIMUM SPACING OF NOTCHES SHALL BE 8".
    - C. ALL OTHER HOLES AND/OR NOTCHES SHALL BE REINFORCED WITH SIMPSON STRONG-TIE HSS2-SDS1.5 STUD SHOES W/ 12- SDS25112 SCREWS.

14. WHERE STUDS IN BEARING AND SHEAR WALLS INTERFERE WITH VERTICAL PIPE RUNS, STUDS MAY BE SHIFTED TO AVOID THE PIPE(S). HOWEVER, ADDITIONAL STUDS SHALL BE ADDED SO THAT THE MAXIMUM STUD SPACING DOES NOT EXCEED 16" O.C.

15. WHERE PLATES OR SILLS OF BEARING AND SHEAR WALLS ARE PENETRATED BY VERTICAL PIPES, PROVIDE FULLY NAILED (24-10dx 1 1/2" NAILS PER STRAP) SIMPSON STRONG-TIE CTS218 STRAPS ON EACH SIDE OF EACH PLY OF THE PLATE OR SILL. THE GAP FOR THE PIPE SHALL NOT BE MORE THE 4 1/2 INCHES.

16. PROVIDE ALL CONNECTION HARDWARE TO SUPPORT END OF JOISTS.

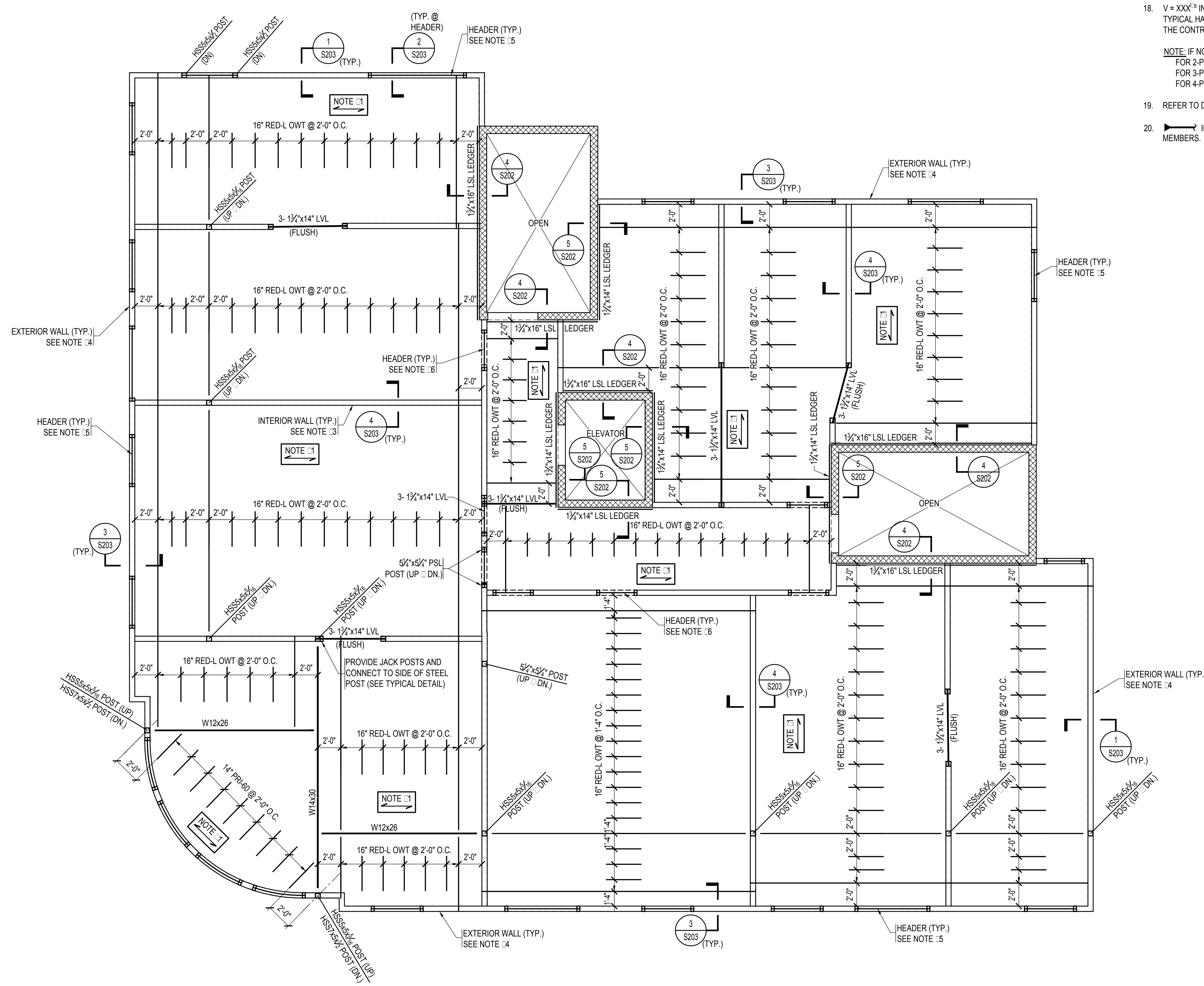
17. MSTXX INDICATES SIMPSON STRONG-TIE MST STRAP REQUIRED TO CONNECT END OF WALL TO WALL BELOW (SEE TYPICAL DETAIL SHEET FOR SCHEDULE AND DETAILS). PROVIDE 4-2x POST AT ALL LOCATIONS THAT REQUIRE AN MST STRAP.

18. V = XXX□s INDICATES CONNECTIONS SHALL BE DESIGNED FOR THE SHEAR LOAD GIVEN. IN THE EVENT THAT A TYPICAL HANGER CANNOT BE FOUND, A CUSTOM HANGER / CONNECTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR. SUBMIT CALCULATIONS FOR REVIEW.

    NOTE: IF NO SHEAR VALUE IS PROVIDED, THE MINIMUM VALUE SHALL BE AS FOLLOWS:
    FOR 2-PLY LVL: 5,000□s
    FOR 3-PLY LVL: 8,000□s
    FOR 4-PLY LVL: 9,000□s

19. REFER TO DRAWINGS S001 THROUGH S005 FOR GENERAL NOTES AND TYPICAL DETAILS.

20. ▶——⟶ INDICATES FULLY WELDED CONNECTIONS. PROVIDE 5/16" (MIN) FILLET WELD ALL AROUND BETWEEN MEMBERS.



THIRD FLOOR FRAMING PLAN

3/16"=1'-0"

NOTES

DO NOT SCALE DRAWINGS.

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No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

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Title
THIRD FLOOR FRAMING PLAN

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	AS NOTED
Date	2019-05-09
Drawing No.	S103

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FOURTH FLOOR FRAMING NOTES:

1. ⟵⟶ INDICATES SPAN DIRECTION OF ¾" APA RATED STRUCTURAL I PLYWOOD FLOOR SHEATHING GLUED AND NAILED (10d NAILS @ 6" O.C.) TO SUPPORTING MEMBERS (UNLESS OTHERWISE NOTED ON PLAN). PROVIDE 1" THICK GYPSUM UNDERLAYMENT (MAX. DENSITY = 110 PSF) OVER PLYWOOD SHEATHING. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

2. "RED-X OWT" INDICATES OPEN-WEB TRUSSES BY RedBUILT WITH SAWN LUMBER OR ENGINEERED LUMBER TOP CHORDS AND STEEL TUBE WEBS THAT COMPLY WITH ICC-ES ES R-1774 (OR APPROVED EQUAL).

2A. "PRI" INDICATES PERFORMANCE RATED I-JOIST IN ACCORDANCE WITH APA/EWS STANDARDS AND ESR-1405. PRI's SHALL HAVE THE MINIMUM PROPERTIES AND END REACTIONS AS DEFINED ON THE "MINIMUM DESIGN PROPERTIES FOR PRI JOISTS" TABLE ON SHEET S004.

3. UNLESS OTHERWISE NOTED, INTERIOR BEARING WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED @ 16" O.C. W/ 15⁄32" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). PROVIDE 2x6 BLOCKING AT HORIZONTAL PLYWOOD JOINTS. FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 4" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.

4. EXTERIOR WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED AT 16" O.C. W/ 15⁄32" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 4" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.

5. UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN EXTERIOR WALLS SHALL BE 3-1¾"x11¼" LVL U.N.O. ON PLAN. PROVIDE 4- 2x JAMB POSTS (2 JACKS, 2 KINGS) AT EACH END.

6. UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN INTERIOR BEARING WALLS SHALL BE 3-1¾"x11¼" LVL U.N.O. ON PLAN. PROVIDE 4- 2x JAMB POSTS (2 JACKS, 2 KING) AT ALL HEADER SUPPORTS.

7. PROVIDE 3- 2x POST AT THE ENDS OF ALL WALLS, WALL INTERSECTIONS AND UNDER MULTI-PLY JOISTS / BEAMS UNLESS OTHERWISE INDICATED ON PLAN FOR DIRECT SUPPORT.

8. PROVIDE SIMPSON STRONG-TIE TB TYPE BRIDGING (OR EQUAL) BETWEEN JOIST @ 8'-0" O.C. (MAX.). JOIST MANUFACTURER TO DESIGN AND SUPPLY ANY ADDITIONAL SAFETY BRACING AS NEEDED FOR ERECTION.

9. JOIST MANUFACTURER TO DESIGN JOIST CONNECTIONS AND ACCESSORIES FOR THE GENERAL LOADS NOTED ON SHEET S001 IN ADDITION TO SPECIFIC LOADS INDICATED ON THIS SHEET AND/OR IN SECTIONS.

10. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT OTHERWISE SHOWN ON THIS DRAWING.

11. COORDINATE SIZES AND LOCATIONS OF SHAFT OPENINGS WITH ARCHITECTURAL AND M.E.P. REQUIREMENTS. PROVIDE 2- 1¾"x14" LVL HEADERS AS NECESSARY TO MAINTAIN A MAXIMUM JOIST SPACING AS INDICATED ON PLANS. SHIFT JOIST AS NECESSARY TO ACCOMMODATE THE SHAFTS.

12. COORDINATE LOCATIONS OF PIPES AND FLOOR DRAINS WITH JOIST LAYOUTS. RESPACE JOISTS AS REQUIRED TO AVOID DRAINS, ADD JOISTS AS MAY BE NECESSARY TO AVOID SUB-FLOOR SPANS (CL TO CL JOISTS) GREATER THAN INDICATED ON PLANS.

13. WALL STUDS MAY BE CUT/NOTCHED/BORED AS FOLLOWS:

   A. MAXIMUM SIZE OF A BORED HOLE ALLOWED THROUGH A 2x6 IS 2⅛"Ø. HOLES SHALL BE LOCATED IN THE CENTER OF THE STUD AND A MINIMUM SPACING BETWEEN ADJACENT HOLES IS 8".

   B. NOTCHES INTO THE SIDE OF A 2x6 STUD SHALL BE NO GREATER THAN 2¼" DEEP. MINIMUM SPACING OF NOTCHES SHALL BE 8".

   C. ALL OTHER HOLES AND/OR NOTCHES SHALL BE REINFORCED WITH SIMPSON STRONG-TIE HSS2-SDS1.5 STUD SHOES W/ 12- SDS25112 SCREWS.

14. WHERE STUDS IN BEARING AND SHEAR WALLS INTERFERE WITH VERTICAL PIPE RUNS, STUDS MAY BE SHIFTED TO AVOID THE PIPE(S). HOWEVER, ADDITIONAL STUDS SHALL BE ADDED SO THAT THE MAXIMUM STUD SPACING DOES NOT EXCEED 16" O.C.

15. WHERE PLATES OR SILLS OF BEARING AND SHEAR WALLS ARE PENETRATED BY VERTICAL PIPES, PROVIDE FULLY NAILED (24-10dx 1½" NAILS PER STRAP) SIMPSON STRONG-TIE CTS218 STRAPS ON EACH SIDE OF EACH PLY OF THE PLATE OR SILL. THE GAP FOR THE PIPE SHALL NOT BE MORE THE 4½ INCHES.

16. PROVIDE ALL CONNECTION HARDWARE TO SUPPORT END OF JOISTS.

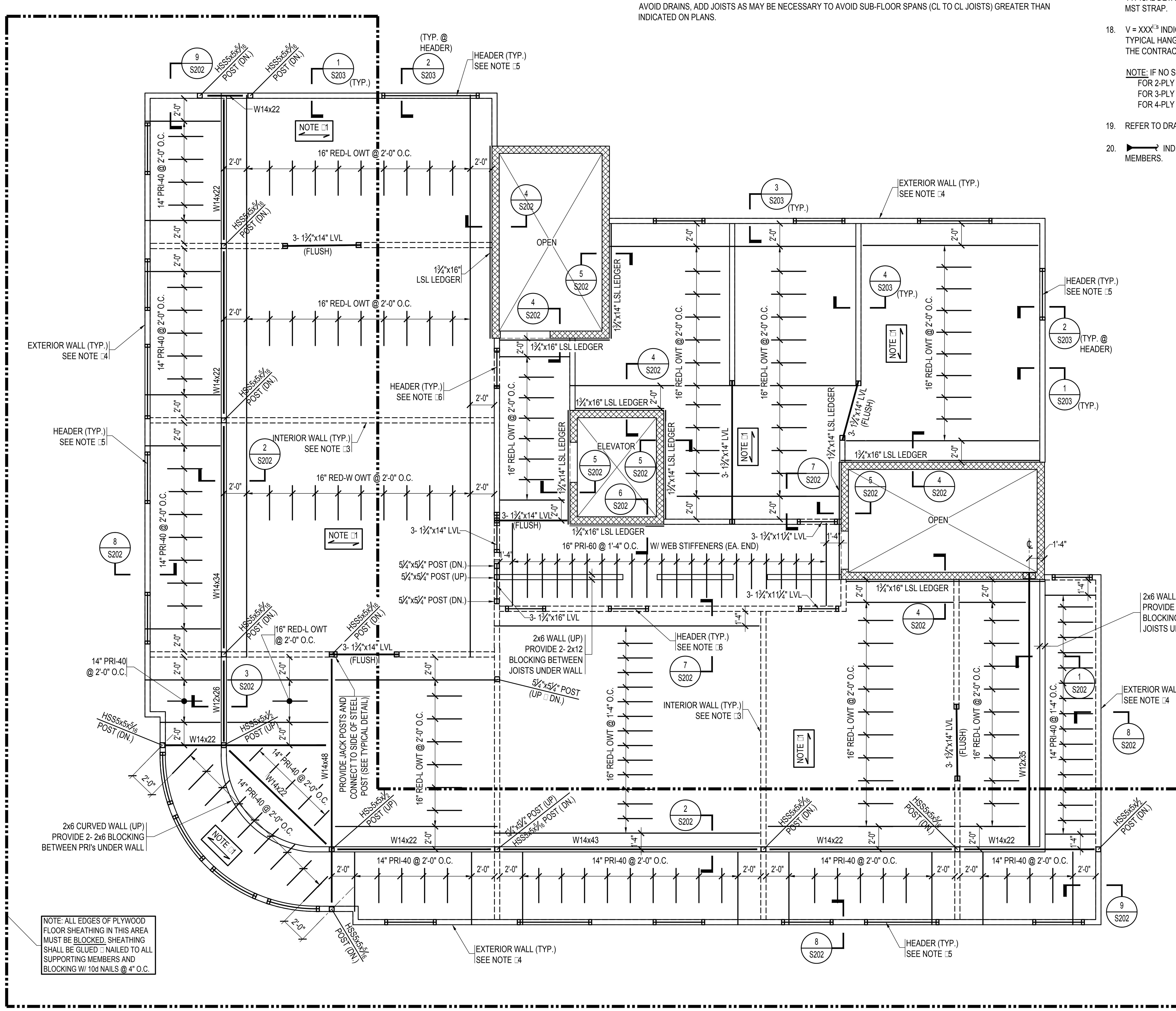
17. MSTXX INDICATES SIMPSON STRONG-TIE MST STRAP REQUIRED TO CONNECT END OF WALL TO WALL BELOW (SEE TYPICAL DETAIL SHEET FOR SCHEDULE AND DETAILS). PROVIDE 4-2x POST AT ALL LOCATIONS THAT REQUIRE AN MST STRAP.

18. V = XXX□s INDICATES CONNECTIONS SHALL BE DESIGNED FOR THE SHEAR LOAD GIVEN. IN THE EVENT THAT A TYPICAL HANGER CANNOT BE FOUND, A CUSTOM HANGER / CONNECTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR. SUBMIT CALCULATIONS FOR REVIEW.

   NOTE: IF NO SHEAR VALUE IS PROVIDED, THE MINIMUM VALUE SHALL BE AS FOLLOWS:
   FOR 2-PLY LVL: 5,000□s
   FOR 3-PLY LVL: 8,000□s
   FOR 4-PLY LVL: 9,000□s

19. REFER TO DRAWINGS S001 THROUGH S005 FOR GENERAL NOTES AND TYPICAL DETAILS.

20. ▶——— INDICATES FULLY WELDED CONNECTIONS. PROVIDE 5⁄16" (MIN) FILLET WELD ALL AROUND BETWEEN MEMBERS.



FOURTH FLOOR FRAMING PLAN

3⁄16"=1'-0"

NOTES

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No.	REVISIONS/SUBMISSIONS	Date
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Title
FOURTH FLOOR FRAMING PLAN

Designed	TAL
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Project No.	16045.00
Scale	AS NOTED
Date	2019-05-09
Drawing No.	S104

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ROOF FRAMING NOTES:

1. ⟵⟶ INDICATES SPAN DIRECTION OF 5/8" APA RATED PLYWOOD ROOF SHEATHING GLUED AND NAILED TO SUPPORTING MEMBERS W/ 10d NAILS @ 6" O.C. TOP OF PLYWOOD ELEVATION - SEE ARCH.

2. "RED-X OWT" INDICATES OPEN-WEB TRUSSES BY RedBUILT WITH SAWN LUMBER OR ENGINEERED LUMBER TOP CHORDS AND STEEL TUBE WEBS THAT COMPLY WITH ICC-ES ES R-1774 (OR APPROVED EQUAL).

2A. "PRI" INDICATES PERFORMANCE RATED I-JOIST IN ACCORDANCE WITH APA/EWS STANDARDS AND ESR-1405. PRI's SHALL HAVE THE MINIMUM PROPERTIES AND END REACTIONS AS DEFINED ON THE "MINIMUM DESIGN PROPERTIES FOR PRI JOISTS" TABLE ON SHEET S004.

3. PROVIDE SIMPSON STRONG-TIE TB TYPE BRIDGING (OR EQUAL) BETWEEN JOISTS/ TRUSSES @ 8'-0" O.C. (MAX.). JOIST MANUFACTURER TO DESIGN AND SUPPLY ANY ADDITIONAL SAFETY BRACING AS NEEDED FOR ERECTION.

4. JOIST/ TRUSSES MANUFACTURER TO DESIGN JOIST CONNECTIONS AND ACCESSORIES FOR THE GENERAL LOADS NOTED ON SHEET S001 IN ADDITION TO SPECIFIC LOADS INDICATED ON THIS SHEET AND/OR IN SECTIONS.

5. FOR WALL CONSTRUCTION (BELOW), SEE THE FOURTH FLOOR FRAMING PLAN.

6. U.N.O ON PLAN, HEADERS OVER OPENINGS IN EXTERIOR WALLS SHALL BE 3-1 3/4"x11 1/4" LVL. PROVIDE 4- 2x JAMB POSTS (2 JACKS, 2 KINGS) AT ALL HEADER SUPPORTS.

7. UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN INTERIOR BEARING WALLS SHALL BE 3- 1 3/4"x11 1/4" LVL U.N.O ON PLAN. PROVIDE 3- 2x JAMB POSTS (2 JACKS, 1 KING) AT ALL HEADER SUPPORTS.

8. ALL ROOF JOISTS/ TRUSSES SHALL BE CONNECTED TO SUPPORTING MEMBERS W/ 2- H2.5A SIMPSON STRONG-TIE HURRICANE TIES. PROVIDE 2- H2.5A TIES @ LVL BEAMS.

9. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT OTHERWISE SHOWN ON THIS DRAWING.

10. PROVIDE ALL CONNECTION HARDWARE TO SUPPORT END OF JOISTS/ TRUSSES.

11. PROVIDE 3- 2x POST AT THE ENDS OF ALL WALLS, WALL INTERSECTIONS AND UNDER MULTI-PLY JOISTS / BEAMS UNLESS OTHERWISE INDICATED ON PLAN FOR DIRECT SUPPORT.

12. COORDINATE SIZES AND LOCATIONS OF SHAFT OPENINGS WITH ARCHITECTURAL AND M.E.P. REQUIREMENTS. PROVIDE 2- 1 3/4"x14" LVL HEADERS AS NECESSARY TO MAINTAIN A MAXIMUM JOIST SPACING AS INDICATED ON PLANS. SHIFT JOIST AS NECESSARY TO ACCOMMODATE THE SHAFTS.

13. REFER TO DRAWINGS S001 THROUGH S005 FOR GENERAL NOTES AND TYPICAL DETAILS.

14. WALL STUDS MAY BE CUT/NOTCHED/BORED AS FOLLOWS:

A. MAXIMUM SIZE OF A BORED HOLE ALLOWED THROUGH A 2x6 IS 2 1/8"Ø. HOLES SHALL BE LOCATED IN THE CENTER OF THE STUD AND A MINIMUM SPACING BETWEEN ADJACENT HOLES IS 8".

B. NOTCHES INTO THE SIDE OF A 2x6 STUD SHALL BE NO GREATER THAN 2 1/4" DEEP. MINIMUM SPACING OF NOTCHES SHALL BE 8".

C. ALL OTHER HOLES AND/OR NOTCHES SHALL BE REINFORCED WITH SIMPSON STRONG-TIE HSS2-SDS1.5 STUD SHOES W/ 12 - SDS25112 SCREWS.

15. V = XXX^{LBS} INDICATES CONNECTIONS SHALL BE DESIGNED FOR THE SHEAR LOAD GIVEN. IN THE EVENT THAT A TYPICAL HANGER CANNOT BE FOUND, A CUSTOM HANGER / CONNECTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR. SUBMIT CALCULATIONS FOR REVIEW.

NOTE: IF NO SHEAR VALUE IS PROVIDED, THE MINIMUM VALUE SHALL BE AS FOLLOWS:
FOR 2-PLY LVL: 5,000^{LBS}
FOR 3-PLY LVL: 8,000^{LBS}
FOR 4-PLY LVL: 9,000^{LBS}

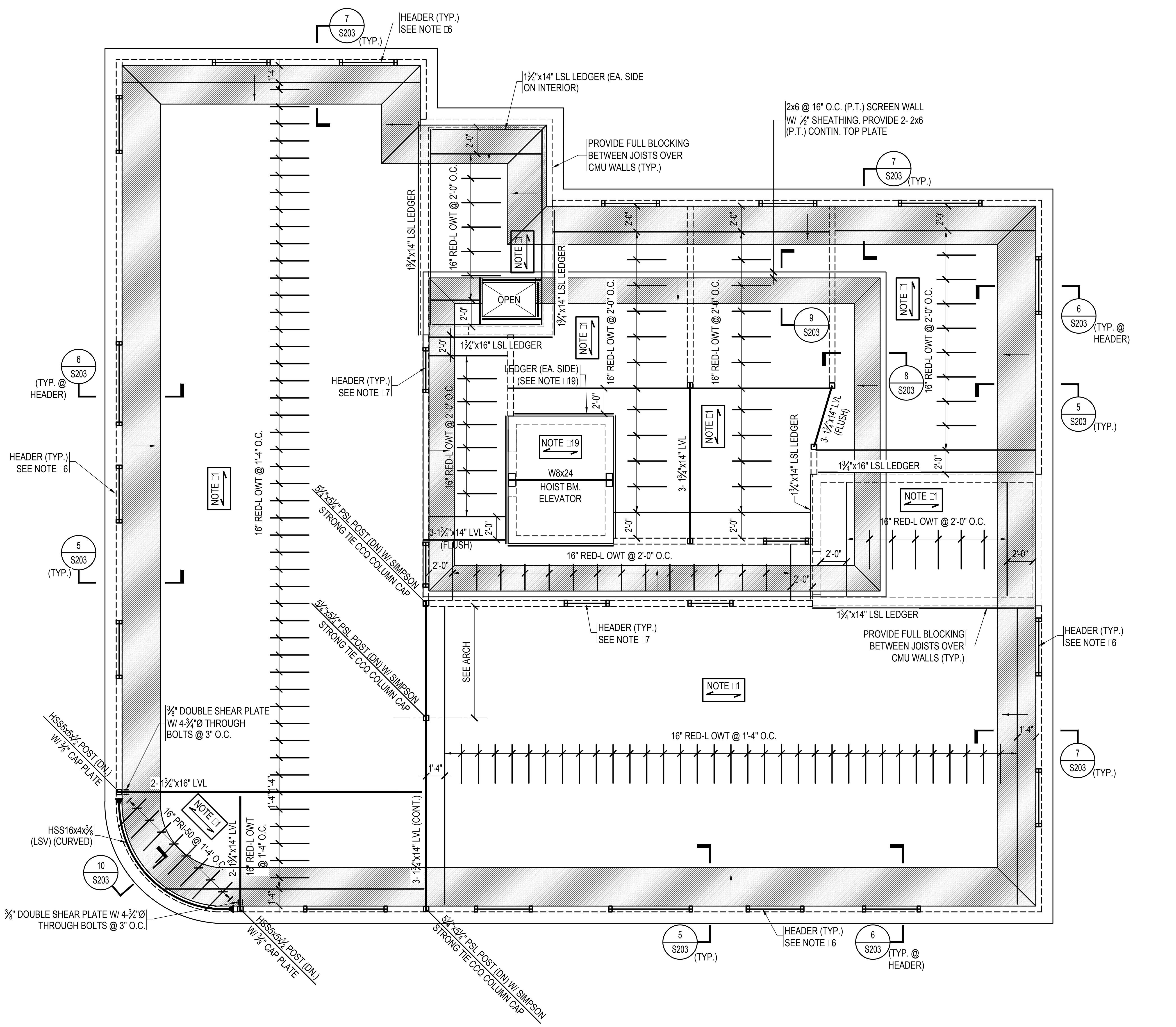
16. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR EXACT SIZES AND LOCATIONS OF ANY NEW ROOF OPENINGS (MECHANICAL OR OTHERWISE). THE CONTRACTOR SHALL COORDINATE THE SIZES AND LOCATIONS OF ANY MECHANICAL OPENINGS WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS, AND WITH THE EQUIPMENT MANUFACTURER. ALL ROOF OPENINGS/DUCTWORK LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE SUBMISSION OF SHOP DRAWINGS.

17. THE ROOF STRUCTURE IS DESIGNED TO SUPPORT THE MECHANICAL UNITS WITHIN THE SCREEN WALL (ONLY). ALL MECHANICAL UNITS HAVE A MAXIMUM OPERATING WEIGHT OF 300^{LBS}. COORDINATE EXACT LOCATION WITH ARCH/ MEP DRAWINGS.

18. ▨ INDICATES 2x6 KICKERS @ 16" O.C. PROVIDE 5/8" APA PLYWOOD ROOF SHEATHING OVER FRAMING.

19. ⟵⟶ INDICATES 3 1/4" LIGHTWEIGHT CONCRETE SLAB OVER 3", 16 GAUGE COMPOSITE FLOOR DECK REINFORCED WITH 6"x6"-W2.9xW2.9 W.W.F. LOCATED 1" BELOW THE TOP OF THE SLAB. SEE ARCHITECTURAL DRAWINGS FOR TOP OF CONCRETE ELEVATION.

20. ▶——⟩ INDICATES FULLY WELDED CONNECTIONS. PROVIDE 5/16" (MIN) FILLET WELD ALL AROUND BETWEEN MEMBERS



ROOF FRAMING PLAN
3/16"=1'-0"

NOTES

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Title
ROOF FRAMING PLAN

Designed	TAL
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Scale	AS NOTED
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Drawing No.	S105

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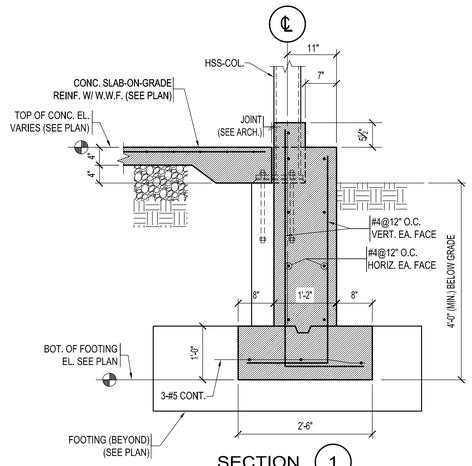

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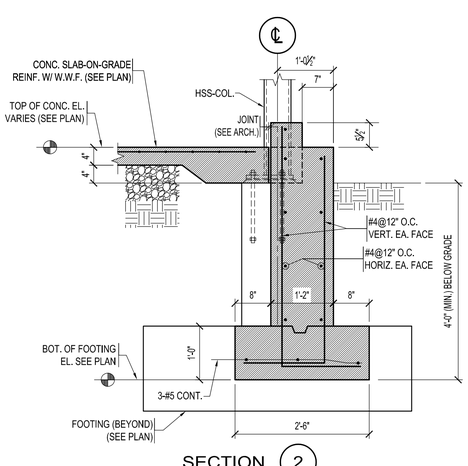

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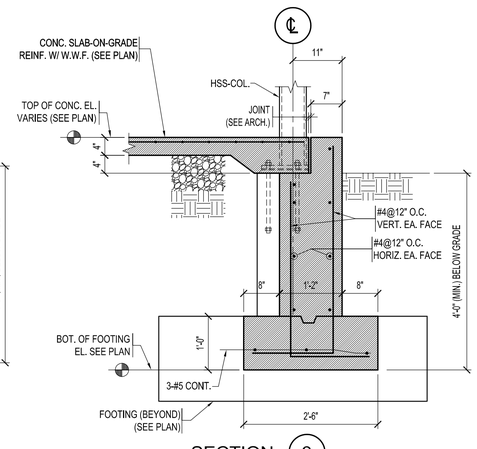

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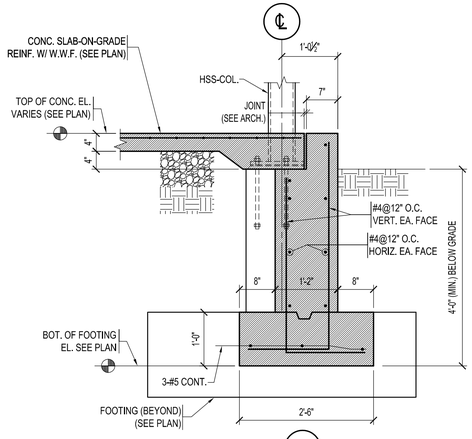

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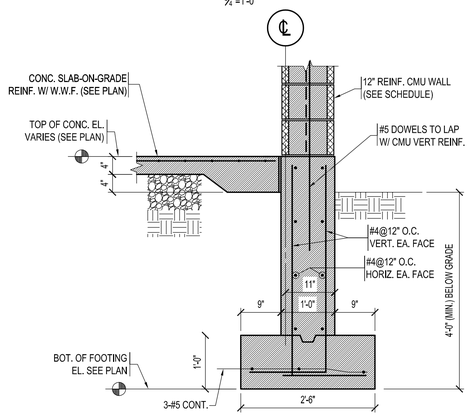

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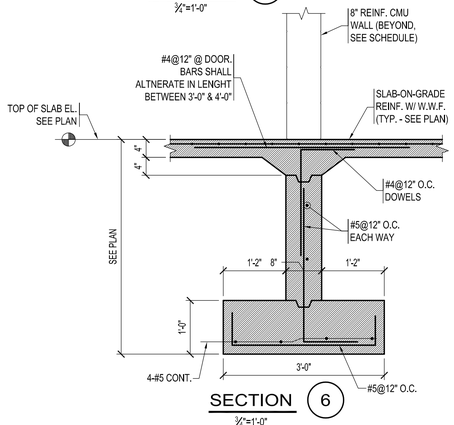

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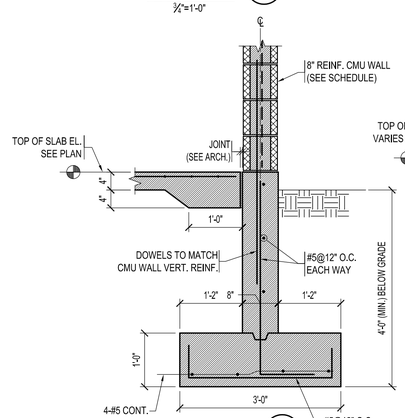

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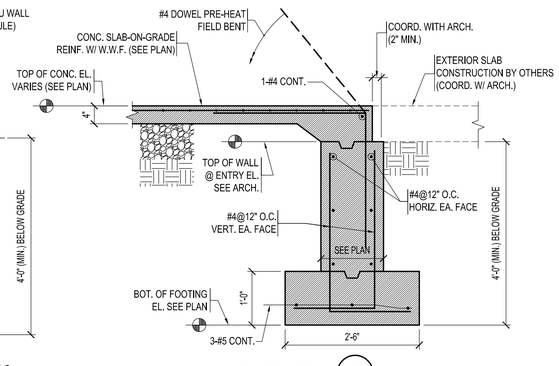

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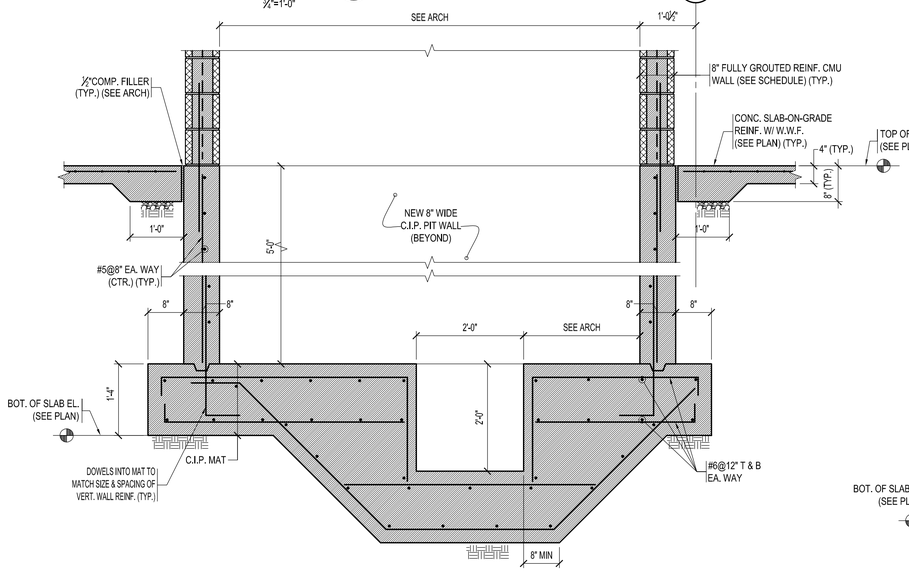

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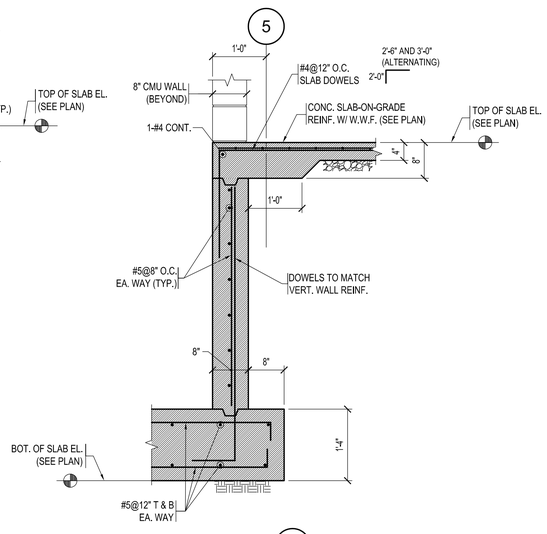

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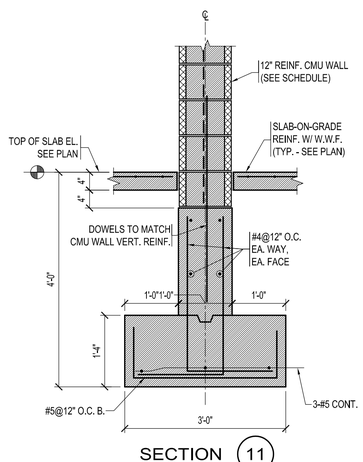

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NOTES

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Drawing No.
S201

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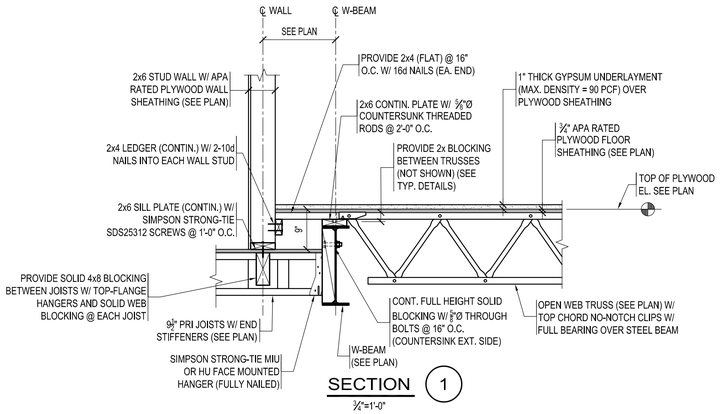

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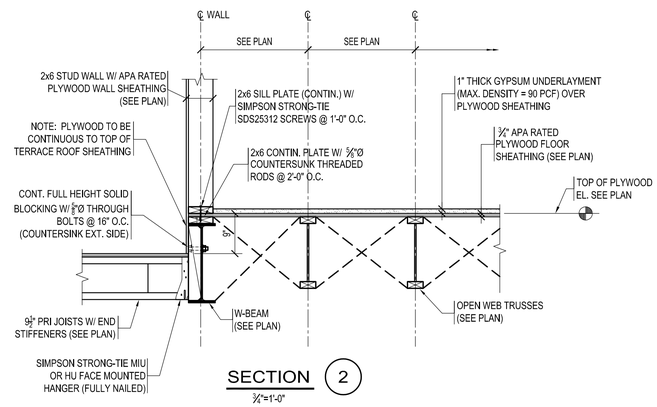

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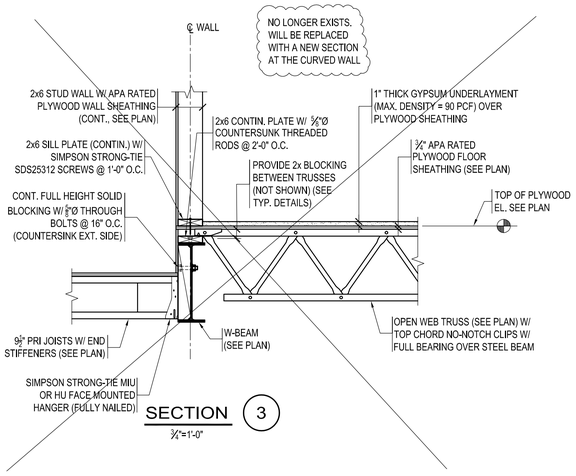

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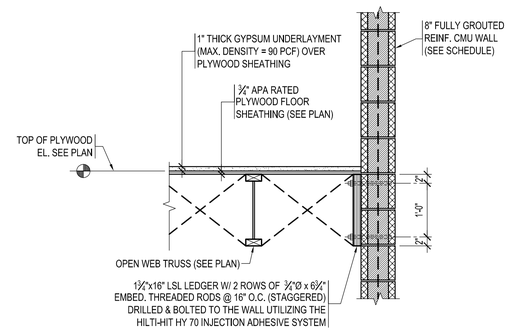

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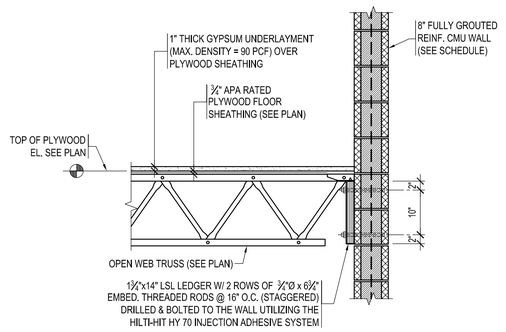

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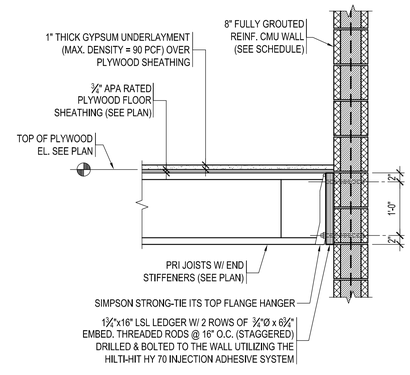

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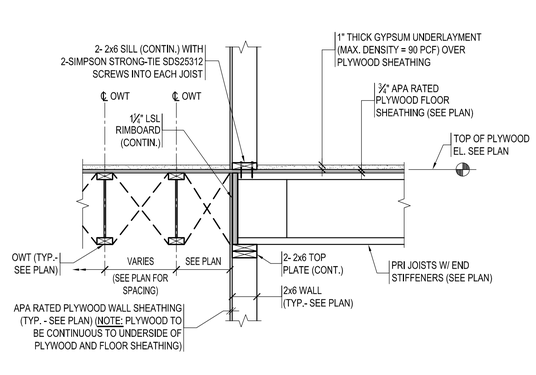

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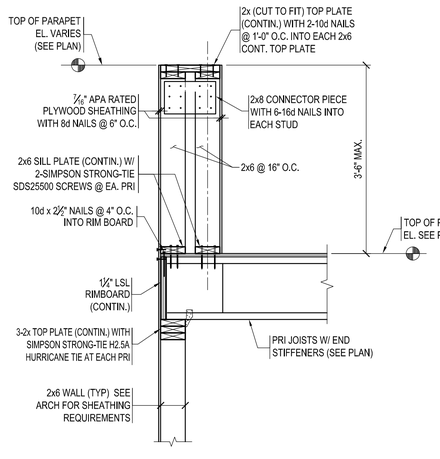

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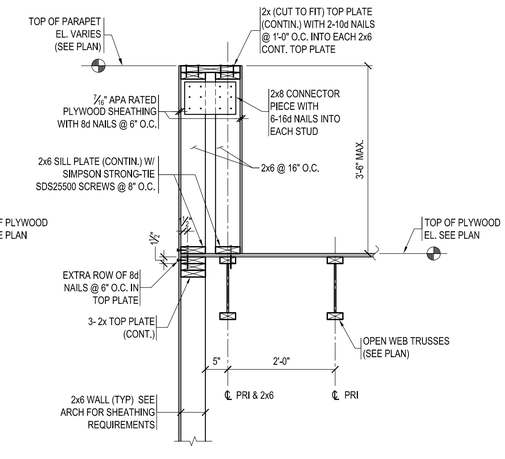

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S202

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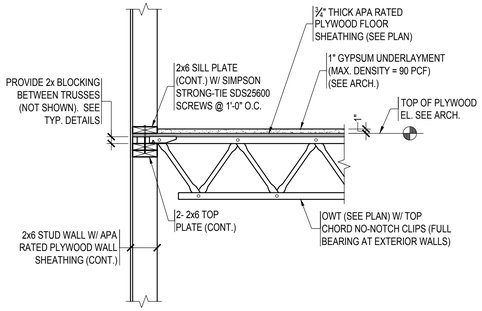

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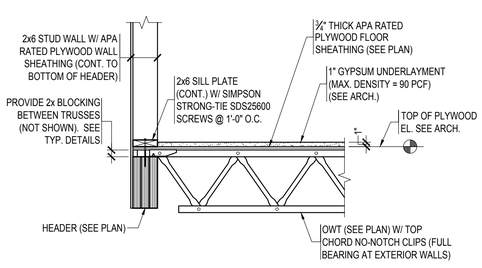

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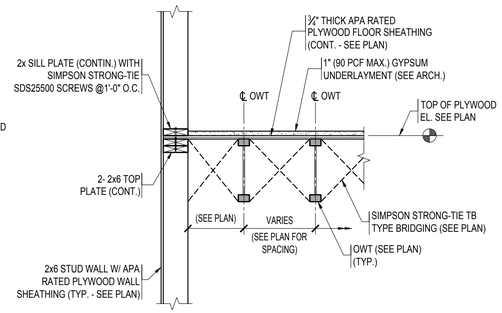

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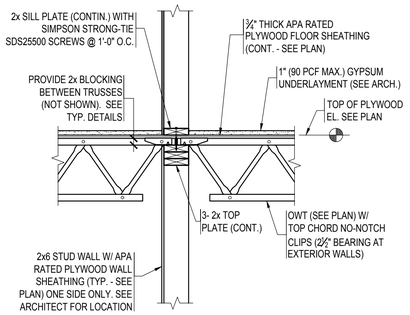

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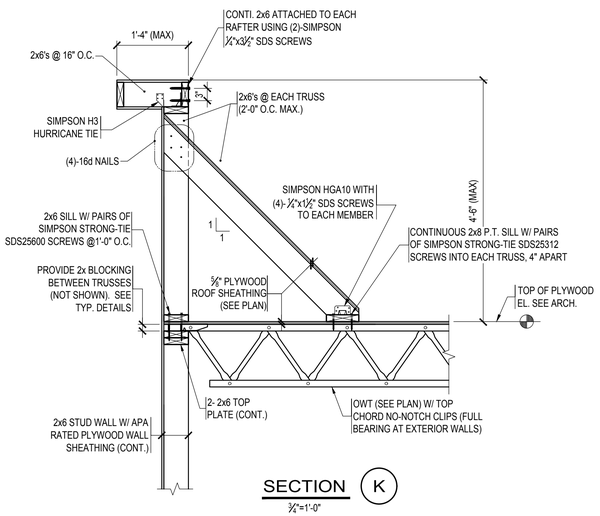

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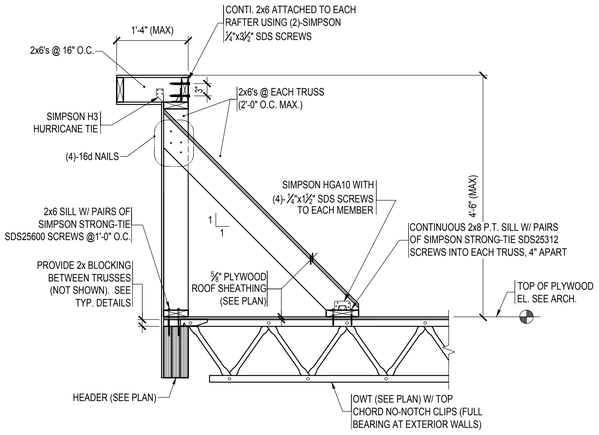

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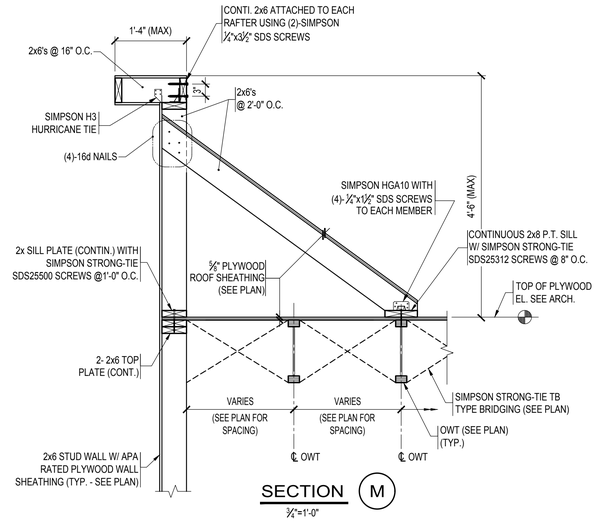

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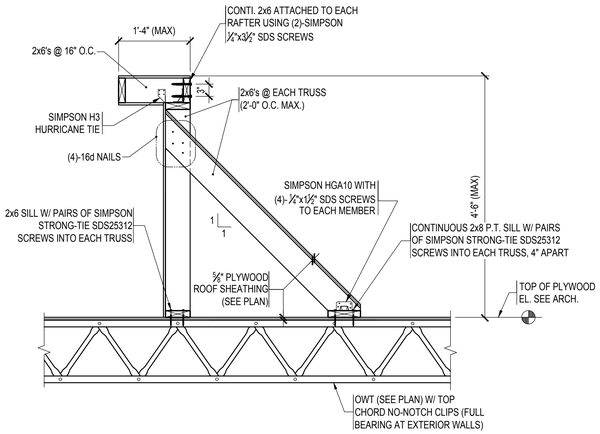

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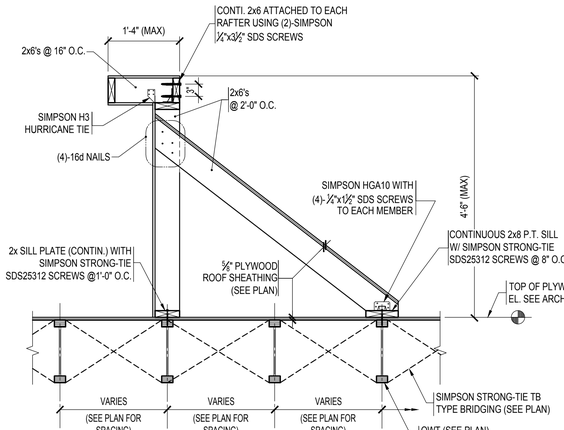
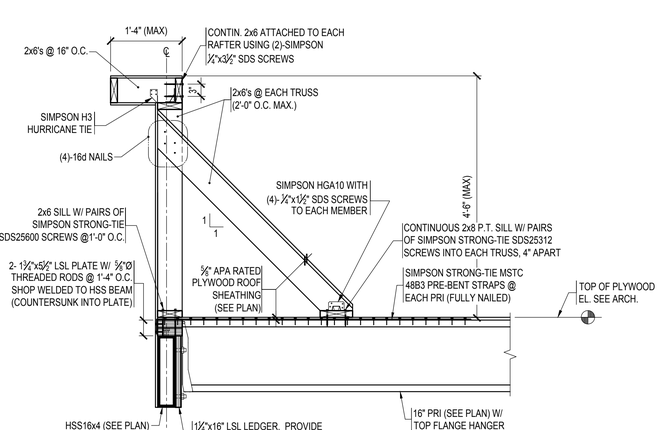


SECTION P
¾"=1'-0"



SECTION Q
¾"=1'-0"

NOTES

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No.	REVISIONS/SUBMISSIONS	Date

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Title
SECTIONS

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	AS NOTED
Date	2019-05-09

Drawing No.
S203

H:\2018\18186 117 BROADWAY - ARLINGTON MA\18186_S203.dwg

MECHANICAL LEGEND

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
AS	AIR SEPARATOR
AWT	AVERAGE WATER TEMPERATURE
BTUH	BRITISH THERMAL UNITS PER HOUR
CAF	COMBUSTION AIR FAN
CFC	CABINET FAN COIL
CFM	CUBIC FEET PER MINUTE
CH	CABINET HEATER
CHW	CHILLED WATER
CMU	CONCRETE MASONRY UNIT
CRD	CEILING RADIATION DAMPER
CW	COLD WATER
DDC	DIRECT DIGITAL CONTROL
DHW	DOMESTIC HOT WATER
DT	DELTA T
DU	DWELLING UNIT
DX	DIRECT EXPANSION
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EMS	ENERGY MANAGEMENT SYSTEM
ETR	EXISTING TO REMAIN
EWT	ENTERING WATER TEMPERATURE
EX	EXPANSION TANK
EWT	ENTERING WATER TEMPERATURE
FA	FREE AREA
FC	FAN COIL
FD	FLOOR DRAIN
FPC	FIRE PROTECTION CONTRACTOR
FPI	FINS PER INCH
FT	FEET
GAL	GALLONS
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GVSM	GALVANIZED SHEET METAL
HW	HOT WATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HX	HEAT EXCHANGER
IFP	INTELLIGENT FIELD PANEL
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MAU	MAKEUP AIR UNIT
MC	MECHANICAL CONTRACTOR
NC	NORMALLY CLOSED
NEZV	NON-ELECTRIC ZONE VALVE
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAF	OUTSIDE AIR FAN
OBD	OPPOSED BLADE DAMPER
PC	PLUMBING CONTRACTOR
PROVIDE	SUPPLY AND INSTALL
PRV	PRESSURE REDUCING VALVE
RA	RETURN AIR
RC	ROOFING CONTRACTOR
RCP	REFLECTED CEILING PLAN
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SM	GALVANIZED SHEET METAL
SS	STAINLESS STEEL
T&P	TEMPERATURE & PRESSURE
TV	TEMPERING VALVE
TYP	TYPICAL
UH	UNIT HEATER
UOS	UNLESS OTHERWISE SPECIFIED
UV	UNIT VENTILATOR
VFD	VARIABLE FREQUENCY DRIVE
	CONNECT TO EXISTING
A	AQUASTAT
T	THERMOSTAT
S	TEMPERATURE SENSOR
SP	FAN SPEED CONTROLLER
HL	HIGH LIMIT SENSOR
H	HUMIDISTAT
P	PRESSURE SENSOR
CO	CARBON MONOXIDE SENSOR
CO2	CARBON DIOXIDE SENSOR
SD	SMOKE DETECTOR
F	FLOW METER
OC	OCCUPANCY SENSOR
UC	UNDERCUT DOOR
T	VOLTAGE TRANSFORMER (120V/24V)
1	REVISION TRIANGLE

	NEW WORK (BOLD LINE)
	EXISTING WORK (LIGHT OR SHADED LINE)
	EQUIPMENT TAG (SEE SCHEDULE) DOES NOT REQUIRE ELECTRICAL
	EQUIPMENT TAG (SEE SCHEDULE) REQUIRES ELECTRICAL POWER
A–CFM	DIFFUSER TAG
12x12	SIZE SHOWN IS INTERIOR CLEAR DIMENSION. WHERE LINER IS CALLED FOR, INCREASE TO ACCOMMODATE.
10"ø	FLEXDUCT, 4 FT MAX LENGTH
SUPPLY / RETURN/ EXHAUST	DUCT DOWN
	DUCT UP
	ROOF-MOUNTED FAN
	ROOF MOUNTED EQUIPMENT
	SIDEWALL SUPPLY DIFFUSER
	SIDEWALL RETURN GRILLE
	CEILING SUPPLY DIFFUSER (4-WAY)
	RETURN/EXHAUST GRILLE
VD	VOLUME DAMPER
SD	SPLITTER DAMPER
FD	FIRE DAMPER
CRD	CEILING RADIATION DAMPER
SFD	COMBINATION SMOKE & FIRE DAMPER
AR	AUTOMATIC AIR FLOW REGULATOR
CD	CAPE BACKDRAFT DAMPER
	MOTORIZED DAMPER
	ELECTRIC HEATER
	EXTERIOR LOUVER & PLENUM
	AIR SEPARATOR
	BASE MOUNTED PUMP
	CIRCULATOR/PUMP
UV	UNIT VENTILATOR
UH	UNIT HEATER
	HYDRONIC COIL
	FAN
	BARE FINTUBE ELEMENT
	RADIATOR
	BASEBOARD
	CAST IRON RADIATOR
	EQUIPMENT

HCS	COMBINATION HOT & CHILLED WATER SUPPLY PIPING
HCR	COMBINATION HOT & CHILLED WATER RETURN PIPING
HWS	HOT WATER SUPPLY PIPING
HWR	HOT WATER RETURN PIPING
CHWS	CHILLED WATER SUPPLY PIPING
CHWR	CHILLED WATER RETURN PIPING
CDS	CONDENSOR WATER SUPPLY PIPING
CDR	CONDENSOR WATER RETURN PIPING
RL	REFRIGERANT LIQUID LINE
RS	REFRIGERANT SUCTION LINE
C	CONDENSATE DRAIN PIPING
	PIPE ANCHOR
	PIPE GUIDE
	FLEX CONNECTOR
	DROP, PIPE DOWN
	RISER, PIPE UP
	AIR VENT W/ ISOLATION
	COIN VENT
	PRESSURE GAUGE
	THERMOMETER AND WELL
	TEMP AND/OR PRESSURE RELIEF VALVE
	VACUUM BREAKER
	HOSE BIBB W/ BRASS CAP & CHAIN
	BALL VALVE WITH HOSE THREAD, BRASS CAP AND CHAIN
	STRAINER WITH BALL VALVE W/ 3/4" HOSE CONNECTION, BRASS CAP AND CHAIN
PP	PeTe's PLUG 3" LONG
	PRESSURE REDUCING VALVE
	FLANGE
	UNION
	CHECK VALVE (SPRING)
	BALL VALVE
	BALANCING VALVE
P	PRESSURE DIFFERENTIAL BYPASS
	MOTORIZED 4-WAY VALVE
M	MOTORIZED 3-WAY VALVE
T	MANUAL 3-WAY VALVE
M	MOTORIZED 2-WAY VALVE
	COMBINATION VALVE
NEZV	NON-ELECTRIC ZONE VALVE

GENERAL MECHANICAL NOTES:

1. GENERAL CONDITIONS & SPECIFICATIONS: THE GENERAL CONDITIONS, AND SPECIFICATIONS ARE PART OF THIS WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND BE FAMILIAR WITH THESE CONDITIONS & SPECIFICATIONS.
2. CODES AND ORDINANCES: INSTALLATION OF THE SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL MECHANICAL CODE, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
3. REQUIREMENTS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND CERTIFICATES.
4. DESIGN: EQUIPMENT AND ACCESSORIES NOT SPECIFICALLY DESCRIBED OR IDENTIFIED BY MANUFACTURER'S CATALOG NUMBERS SHALL BE DESIGNED IN CONFORMITY WITH ASME, IEEE, S.M.A.C.N.A. DESIGN MANUAL OR OTHER APPLICABLE TECHNICAL STANDARDS, SUITABLE FOR MAXIMUM REQUIRED WORKING PRESSURE AND SHALL HAVE NEAT AND FINISHED APPEARANCE.
5. INSTALLATION: ERECT EQUIPMENT IN NEAT AND WORKMANLIKE MANNER; INSTALL SO THAT CONNECTING AND DISCONNECTING OF PIPES, EQUIPMENT AND ACCESSORIES CAN BE MADE READILY AND SO THAT ALL PARTS ARE EASILY ACCESSIBLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS & REQUIREMENTS AND THE BEST STANDARD PRACTICE FOR THIS TYPE OF WORK.
6. BEST PRACTICE: IT IS NOT INTENDED THAT THE DRAWINGS SHALL SHOW EVERY FITTING, CONNECTION, OR APPLIANCE. THIS CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.
7. EQUIPMENT LOCATION: THE M.C. SHALL VERIFY THE LOCATIONS AND MOUNTING HEIGHTS OF ALL EQUIPMENT AND MATERIALS, AND THE EXACT ROUTING OF ALL PIPES, WITH THE OWNER'S REPRESENTATIVE IN THE FIELD, PRIOR TO COMMENCING ANY WORK. ANY CONFLICTS WITH LOCATIONS, OR PROBLEMS ENCOUNTERED WITH ROUTING, SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
8. MATERIALS: ALL MATERIALS, FIXTURES AND EQUIPMENT SHALL BE NEW WITHOUT IMPERFECTIONS AND SHALL BE DELIVERED, ERECTED, CONNECTED AND FINISHED IN EVERY DETAIL. WHEREVER POSSIBLE, ALL TRIM, ACCESSORIES AND PARTS SHALL BE OF THE SAME MANUFACTURER AS THE RELATED EQUIPMENT AND FIXTURES.
9. DUCTWORK: ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH S.M.A.C.N.A. STANDARDS.
10. PLUMBING: ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS FUEL GAS AND PLUMBING CODE (248 CMR, NFPA 54).
11. ELECTRICAL: ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL LOCAL REQUIREMENTS. COORDINATE ELECTRICAL CHARACTERISTICS FOR ALL EQUIPMENT WITH E.C. BEFORE ORDERING EQUIPMENT.
12. CONTROLS: PERFORM A FUNCTIONAL CHECK OF ALL CONTROLS & SYSTEMS THAT WILL REMAIN & ARE AFFECTED BY THIS WORK. REPORT ANY DEFICIENCIES IN WRITING.
13. OBJECTIONABLE NOISE AND VIBRATIONS: MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE WITHOUT OBJECTIONABLE NOISE AND VIBRATION, AS DETERMINED BY THE ENGINEER. CONTRACTOR SHALL SUPPLY ALL NECESSARY HARDWARE FOR NOISE AND VIBRATION ISOLATION.
14. GENERAL COORDINATION: EXAMINE ALL DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS FOR REQUIREMENTS WHICH AFFECT THE WORK OF THIS SECTION. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING, OR AFFECTED BY, WORK OF THIS SECTION. COOPERATE WITH OTHER TRADES TO ENSURE THE STEADY PROGRESS OF THE WORK.
15. PROTECTION OF EQUIPMENT AND MATERIALS: RESPONSIBILITY FOR CARE AND PROTECTION OF ALL MATERIALS AND MECHANICAL WORK RESTS WITH THIS CONTRACTOR AT ALL TIMES UNTIL IT HAS BEEN APPROVED.
16. GUARANTEE: ALL NEW COMPONENTS OF THE INSTALLATION SHALL BE GUARANTEED IN WRITING BY THIS CONTRACTOR TO BE FREE FROM DEFECTS OF MANUFACTURE AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN ACCEPTANCE BY THE ENGINEER. ANY DEFECTS FOUND SHALL BE REPAIRED BY THE MECHANICAL CONTRACTOR AT THEIR OWN EXPENSE.
17. NOTIFICATION: THE M.C. SHALL NOTIFY THE ENGINEER UPON: (1) COMPLETION OF ALL ROUGH PIPING AND DUCT WORK, BEFORE CLOSURE OF ANY TRENCHES, OPEN WALL CAVITIES OR CHASES; AND (2) UPON "SUBSTANTIAL COMPLETION" OF ALL SYSTEMS INCLUDING OPERATIONAL SPACE CONDITIONING. AFTER "SUBSTANTIAL COMPLETION", THE ENGINEER WILL PREPARE A PUNCH LIST OF ITEMS TO BE CORRECTED. THE M.C. SHALL CORRECT ANY DEFICIENCIES FOUND PROMPTLY, AT HIS/HER OWN EXPENSE. PROVIDE ADVANCE NOTICE OF AT LEAST ONE WEEK TO SCHEDULE.
18. FINAL COMPLETION: THE WORK SHALL NOT BE CONSIDERED COMPLETE UNTIL THE PUNCH LIST IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND ALL FINAL INSPECTIONS HAVE BEEN COMPLETED.
19. THE REQUIREMENTS OF THE STRETCH CODE HAVE BEEN ADOPTED BY THE LOCAL AUTHORITY, APPENDIX 115 AA, 780CMR. ALL WORK PERFORMED MUST CONFORM TO THESE REQUIREMENTS.

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Title
MECHANICAL LEGEND AND NOTES

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M001

FAN SCHEDULE

EF –

[1][4]

NO.	SERVICE	TYPE	DRIVE	CFM	ESP	FAN RPM	HP	V/Ph/Hz	MANUFACTURER	MODEL	WEIGHT (LBS)	REMARKS
EF–1	BATH EXHAUST	CEILING	DIRECT	80	0.50	1,725	1/20	115/1/60	PANASONIC	FV–05–11VKSL1	>50	[3]
EF–2	TRASH EXHAUST	ROOF	DIRECT	–	–	–	–	–	GREENHECK	–	–	[2]
DEF–1	DRYER BOOSTER FAN	INLINE	DIRECT	150	0.375	2,800	16.8W	120/1/60	FANTECH	DBF4XLT	36	[5]

[1] COORDINATE VOLTAGE AND HORSEPOWER WITH EC PRIOR TO ORDERING.
[2] FAN TO OPERATE CONTINUOUSLY AT FULL SPEED.
[3] SET FAN TO PROVIDE CONTINUOUS OPERATION AT 40 CFM. FAN TO BOOST TO 80 CFM ON MANUAL WALL SWITCH.
[4] SEE PLANS FOR QUANTITY OF EQUIPMENT TO BE PROVIDED.
[5] INCLUDE REMOTE INDICATOR PANEL, DUCT CLAMPS, ELECTRONIC PRESSURE SWITCH AND TUBING AND LINE CORD.

ELECTRIC UNIT HEATER SCHEDULE

EUH –

[1]

DWG ID	SERVICE	MANUFACTURER	MODEL NO.	OUTPUT BTU/HR	DIMENSIONS L	H	D	REMARKS	ELECTRICAL DATA
EUH–1	–	MODINE	HER30	10,200	–	–	–	3 KW, 380 CFM, 25°F TEMP RISE	208–230/1/60
EUH–2	–	MODINE	HER50	17,100	–	–	–	5 kW, 380 CFM, 42°F TEMP RISE	208–230/1/60
CUH–1	–	QMARK	AWH3150F	6,142	–	–	–	1.5 KW, ELECTRIC WALL HEATER [2][3]	208–230/1/60
CUH–2	–	QMARK	AWH4408F	13,650	–	–	–	4kW, ELECTRIC WALL HEATER [2][3]	208–230/1/60

[1] CONFIRM ELECTRICAL CHARACTERISTICS WITH EC PRIOR TO ORDERING EQUIPMENT.
[2] PROVIDE 24V CONTROLS TRANSFORMER
[3] PROVIDE ACCUSTAT ES–H1 THERMOSTAT. (SET POINT 68°F)

ERV SCHEDULE

EF –

[1][2][3][4][5][6]

NO.	MANUFACTURER	MODEL	CFM	ESP	DRIVE	ERV EFFECTIVENESS	ELECTRICAL	WEIGHT (LBS)	REMARKS
ERV–1	REVERSOMATIC	RERV–D100 ES (ECM)	50	1.0	ECM	70%/53%	120/1/60	55	–
ERV–2	REVERSOMATIC	RERV–D100 ES (ECM)	60	1.0	ECM	70%/53%	120/1/60	55	–
ERV–3	REVERSOMATIC	RERV–D100 ES (ECM)	65	1.0	ECM	70%/53%	120/1/60	55	–
ERV–4	REVERSOMATIC	RERV–D100 ES (ECM)	70	0.9	ECM	70%/53%	120/1/60	55	–
ERV–5	REVERSOMATIC	RERV–D100 ES (ECM)	85	0.8	ECM	70%/53%	120/1/60	55	–
ERV–6	REVERSOMATIC	RERV–D100 ES (ECM)	95	0.6	ECM	70%/53%	120/1/60	55	–

[1] CONFIRM ELECTRICAL CHARACTERISTICS WITH EC PRIOR TO ORDERING EQUIPMENT.
[2] PROVIDE MERV 8 FILTER KIT AND FILTERS.
[3] PROVIDE ECM MOTORS AND SPEED CONTROL.
[4] FAN TO OPERATE CONTINUOUSLY.
[5] SEE PLANS FOR REQUIRED APARTMENT AIRFLOW. BALANCE SYSTEM TO ACHIEVE SPECIFIED AIRFLOWS.
[6] SET AIRFLOW BASED ON RETURN GRILLE CFM.

CEILING DIFFUSER SCHEDULE

[1][2][3][4]

DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
A1–CFM	CEILING DIFFUSER	1 – 100	6x6	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A2–CFM	CEILING DIFFUSER	101 – 250	9x9	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A3–CFM	CEILING DIFFUSER	251 – 400	12x12	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A4–CFM	CEILING DIFFUSER	401 – 650	15x15	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A5–CFM	CEILING DIFFUSER	651 – 900	18x18	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A6–CFM	CEILING DIFFUSER	901 – 1,100	21x21	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER

[1] ALL DIFFUSERS & GRILLES SHALL INCLUDE PAINTABLE FINISH AND OPPOSED BLADE DAMPER.
[2] COORDINATE BORDER TYPE FOR PLASTER CEILINGS W/ GC.
[3] DIFFUSERS ARE 4–WAY THROW UNLESS NOTED OTHERWISE ON PLAN.
[4] PROVIDE CEILING FIRE DAMPER AT DIFFUSER WHERE DIFFUSER PENETRATES FIRE RATING. SEE PLANS FOR LOCATIONS.

CEILING RETURN GRILLE SCHEDULE

[1][2][3]

DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
AA1–CFM	RETURN	1 – 50	6x6	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA2–CFM	RETURN	51 – 150	8x8	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA3–CFM	RETURN	151 – 280	10x10	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA4–CFM	RETURN	281 – 430	12x12	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA5–CFM	RETURN	431 – 1,000	18x18	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA6–CFM	RETURN	1,001 – 1,300	20x20	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA7–CFM	RETURN	1,301 – 2,000	24x24	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE

[1] ALL DIFFUSERS & GRILLES SHALL INCLUDE OPPOSED BLADE DAMPER.
[2] COORDINATE OPENINGS AND BORDER TYPE WITH GC.
[3] PROVIDE CEILING FIRE DAMPER AT DIFFUSER WHERE DIFFUSER PENETRATES FIRE RATING. SEE PLANS FOR LOCATIONS.

SIDEWALL DIFFUSER SCHEDULE

[1][2][3][4]

DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
B1–CFM	SIDEWALL DIFFUSER	1 – 120	8X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B2–CFM	SIDEWALL DIFFUSER	121 – 185	10X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B3–CFM	SIDEWALL DIFFUSER	186 – 230	12X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B4–CFM	SIDEWALL DIFFUSER	231 – 340	20X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B5–CFM	SIDEWALL DIFFUSER	341 – 460	24X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE

[1] ALL DIFFUSERS SHALL INCLUDE OPPOSED BLADE DAMPER.
[2] COORDINATE OPENINGS AND BORDERS W/ GC.

SIDEWALL RETURN GRILLE SCHEDULE

[1][2]

DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
BB1–CFM	RETURN	1 – 120	8X6	25	HART & COOLEY	94	STEEL, WHITE
BB2–CFM	RETURN	121– 185	10X6	25	HART & COOLEY	94	STEEL, WHITE
BB3–CFM	RETURN	186 – 230	12X6	25	HART & COOLEY	94	STEEL, WHITE
BB4–CFM	RETURN	231 – 340	20X6	25	HART & COOLEY	94	STEEL, WHITE
BB5–CFM	RETURN	341 – 460	24X6	25	HART & COOLEY	94	STEEL, WHITE

[1] ALL DIFFUSERS SHALL INCLUDE OPPOSED BLADE DAMPER.
[2] COORDINATE OPENINGS AND BORDER TYPE WITH GC.

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Title
MECHANICAL SCHEDULES

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M002

MITSUBISHI HEAT PUMP INDOOR UNIT SCHEDULE

Tag Reference	Room Name	Model	Associated Outdoor Unit Tag	Type	Nominal Cooling Capacity (BTU/h)	Nominal Heating Capacity (BTU/h)	Cooling Design Entering Temp DB/WB (°F)	Heating Design Entering Temp DB/WB (°F)	Corrected Capacity		Refrig Pipe Dim Liquid/Suction (inch)	Peak Fan Airflow (cfm)	Voltage / Phase	Notes / Options
									Cooling Total Capacity (BTU/h)	Heating Capacity (BTU/h)				
FCU-1	First Floor Common Space	SLZ-KF09NA.TH	HP-1	Ceiling cassette (4-way airflow) type	9,000	10,000	91.0/67.0	72.0	9145.0	10,218	1/4 / 3/8	300	208/230V/1	1, 2, 3, 4, 5
FCU-2	First Floor Common Space	SLZ-KF09NA.TH	HP-1	Ceiling cassette (4-way airflow) type	9000	10000	91.0/67.0	72.0	9145.0	10218	1/4 / 3/8	300	208/230V/1	1, 2, 3, 4, 5
FCU-3	Second Floor Hallway	MVZ-A12-AA7	HP-2	Vertical Ducted	12,000	13,500	91.0/67.2	72.0	11685.0	10,682	1/4 / 1/2	400	208/230V/1	1, 2, 3, 4, 5
FCU-4	Third Floor Hallway	MVZ-A12-AA7	HP-2	Vertical Ducted	12,000	13,500	91.0/67.2	72.0	11685.0	10,682	1/4 / 1/2	400	208/230V/1	1, 2, 3, 4, 5
FCU-5	Fourth Floor Halwlay	MVZ-A12-AA7	HP-2	Vertical Ducted	12,000	13,500	91.0/67.2	72.0	11685.0	10,682	1/4 / 1/2	400	208/230V/1	1, 2, 3, 4, 5
FCU-6	Elevator Machine Room	PKA-A12HA7	HP-5	Wall mounted type	12,000.0	14,000.0	78.0/67.0	72.0	12,382.2	8,680.6	1/2 / 1/4	425	208/230V/1	1, 2, 3, 4, 6
FCU-7	1.0 - Ton System	PEAD-A12AA7	HP-4	Horizontal Concealed	12000	14000	91.0/67.6	73.0	12095.0	8633.0	1/2 / 1/5	494	208/230V/1	1, 2, 3, 4, 6
FCU-8	1.25 - Ton System	PEAD-A15AA7	HP-5	Horizontal Concealed	15000	21000	91.0/67.7	74.0	14300.0	8430.0	1/2 / 1/6	600	208/230V/1	1, 2, 3, 4, 7
FCU-9	1.5 - Ton System	PEAD-A18AA7	HP-6	Horizontal Concealed	18000	22000	91.0/67.8	75.0	18419.0	11717.0	1/2 / 1/7	600	208/230V/1	1, 2, 3, 4, 8

Notes & Options:

[1] Nominal cooling capacities are based on indoor coil EAT of 78/67°F (DB/WB), outdoor of 95°F (DB)
[2] Nominal heating capacities are based on indoor coil EAT of 72°F (DB), outdoor of 5°F (WB)
[3] Efficiency values for EER, IEER, COP are based on AHRI 1230 test method for mixture of ducted & non-ducted indoor units.
[4] For systems with multiple modules, refrigerant pipe dimensions indicate total system combined piping downstream of module twinning.
[5] System Controls: Provide MHK1 Remote Controller for each indoor unit.
[6] Provide WB-PA4 low ambient hood kit with associated wind baffles for 100% low ambient cooling down to minus (-) 10°F.
[7] Provide optional air outlet guide.
[8] Provide PAC-MKA31BC Branch Box
[9] Provide PAC-MKA50BC Branch Box
[10] Provide 24" quicksling roof rack

MITSUBISHI HEAT PUMP OUTDOOR UNIT SCHEDULE

Tag Reference	Model Number	Nominal Cooling Capacity (BTU/h)	Nominal Heating Capacity (BTU/h)	Design Cooling Outdoor Temp DB (°F)	Design Heating Outdoor Temp WB (°F)	Corrected Cooling Total Capacity (BTU/h)	Cooling Efficiency (SEER)	Corrected Heating Capacity (BTU/h)	Refrig Pipe Dim Liquid/Suction (inch)	Voltage / Phase	Electrical-Per Module		Notes / Options
											208V		
											MCA	MOCP	
HP-1	MXZ-2C20NAHZ2-U1	20,000.0	22,000.0	91.0	5.0	18,290	17	20,436	N/A	208/230V / 1-phase	29.5	40	1, 2, 3, 4, 6, 7, 10
HP-2	MXZ-3C30NAHZ2-U1	28,400.0	28,600.0	91.0	5.0	35,055	16	32,046	N/A	208/230V / 1-phase	30.5	40	1, 2, 3, 4, 6, 7, 11
HP-3	PUZ-A12NKA7-BS	12000	14000	91.0	5.0	12,382.2	20.8	8,680.6	1/2 / 1/4	208/230V / 1-phase	11.0	28	1, 2, 3, 4, 6, 7, 12
HP-4	PUZ-A12NKA7-BS	12000	14000	91.0	5.0	12,382.2	20.8	8,680.6	1/2 / 1/4	208/230V / 1-phase	11.0	28	1, 2, 3, 4, 6, 7, 13
HP-5	SUZ-KA15NAR1	15000	21000	91.0	5.0	14300.0	18.6	8430.0	1/2 / 1/6	208/230V / 1-phase	1.7	15	1, 2, 3, 4, 6, 7, 14
HP-6	PUZ-A18NKA7-BS	18000	22000	91.0	5.0	18419.0	19.9	11717.0	1/2 / 1/7	208/230V / 1-phase	1.7	15	1, 2, 3, 4, 6, 7, 15

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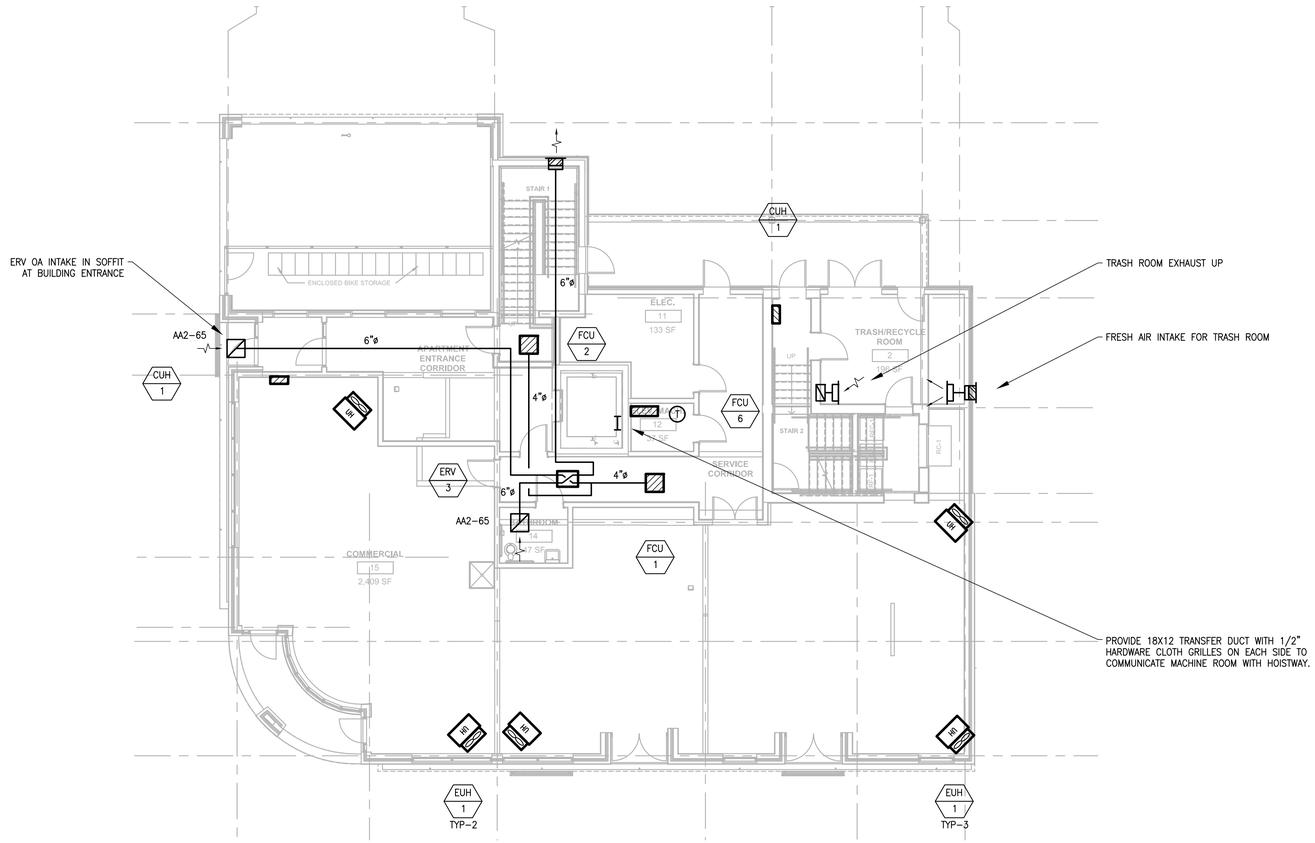
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
MECHANICAL SCHEDULES

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M003



1 M101 FIRST FLOOR MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

MECHANICAL NOTES:

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELDS AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. EQUIPMENT, DUCTS AND PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
5. MC TO PROVIDE ALL FIRESTOPPING AND ACOUSTICAL SEALANT REQUIRED.
6. MC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
7. CONCEAL ALL CONTROL WIRING FOR THERMOSTATS WITHIN WALLS. NO SURFACE MOUNTED RACEWAYS.
8. INSTALL ALL DUCTS AND PIPING ON WARM SIDE OF INSULATION.
9. MC TO SUPPLY AND DUCT EXTERIOR WALL PENETRATIONS. GC TO INSTALL TERMINATION AND PROVIDE WEATHER TIGHT SEAL. COORDINATE WITH GC AND ARCHITECT. MC TO LOCATE WALL TERMINATIONS PER ARCHITECTURAL ELEVATIONS.
10. MC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATIONS OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED ON DRAWINGS, NO FIELD MODIFICATIONS OR PENETRATIONS OF FLOOR FRAMING IS PERMITTED.
11. WHERE DUCTS RUN PERPENDICULAR TO JOISTS, BUT WITHIN DEPTH OF JOIST, DUCT RUNS MAY REQUIRE MULTIPLE SHORT LENGTHS OF DUCT SIZED TO FIT BETWEEN JOISTS AND ASSEMBLED IN PLACE. DUCTS SHALL BE RIGID SHEET-METAL CONSTRUCTED IN CONFORMANCE WITH SMACNA REQUIREMENTS AND JOINTS SHALL BE SEALED.
12. UNDERCUT ALL DOORS CALLED OUT ON PLAN A MINIMUM OF 3/4". IN DWELLING UNITS, UNDERCUT ALL BATHROOM AND BEDROOM DOORS BY A MINIMUM OF 3/4" MINIMUM.
13. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM OPERABLE BUILDING OPENINGS.
14. MC TO PROVIDE 1" FIRE RATED DUCT WRAP ON ALL RANGE HOOD EXHAUST DUCTS AND DRYER EXHAUST DUCTS WHERE DUCTS ARE LOCATED ABOVE THE FIRE RATED CEILING MEMBRANE.

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117 BROADWAY
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Title
FIRST FLOOR MECHANICAL PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
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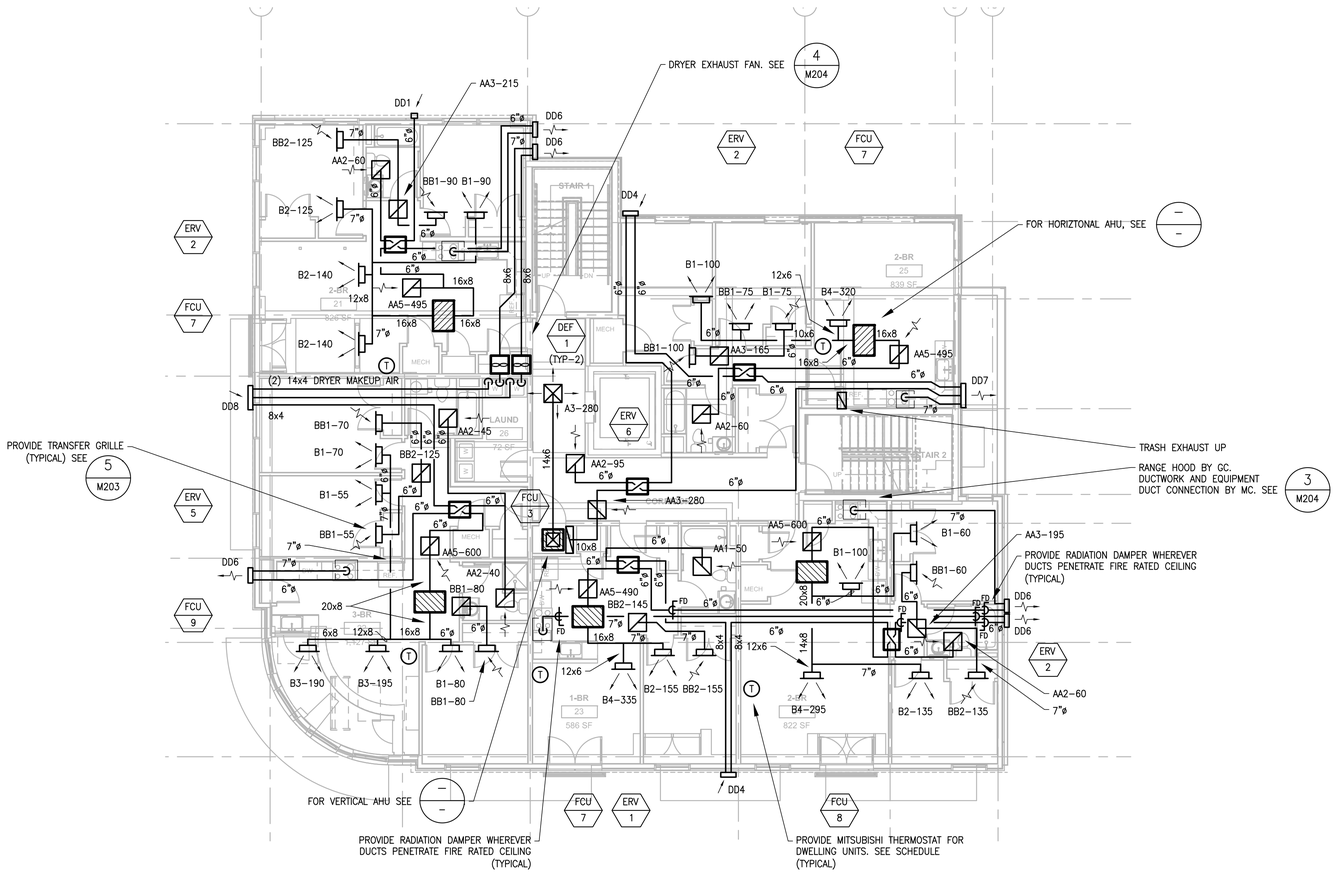
Drawing No.
M101



1/M102 SECOND FLOOR MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

MECHANICAL NOTES:

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
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10. MC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATIONS OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED ON DRAWINGS, NO FIELD MODIFICATIONS OR PENETRATIONS OF FLOOR FRAMING IS PERMITTED.
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14. MC TO PROVIDE 1" FIRE RATED DUCT WRAP ON ALL RANGE HOOD EXHAUST DUCTS AND DRYER EXHAUST DUCTS WHERE DUCTS ARE LOCATED ABOVE THE FIRE RATED CEILING MEMBRANE.

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117 BROADWAY
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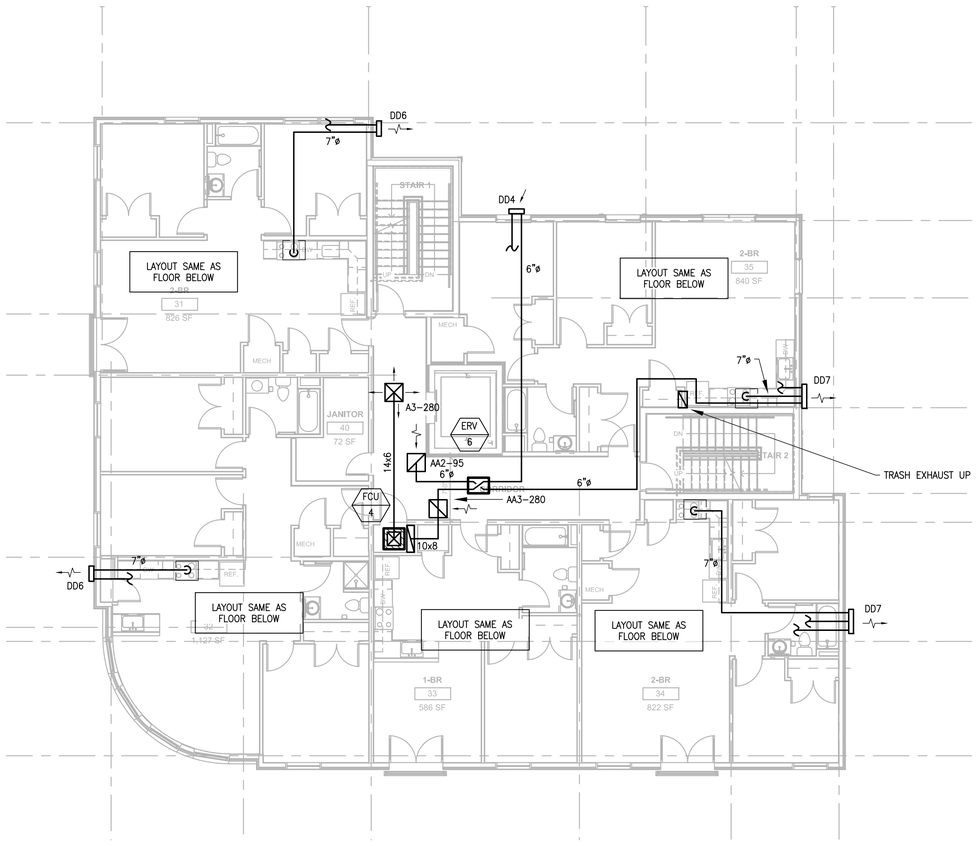
Title
SECOND FLOOR MECHANICAL PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M102



1 M103 THIRD FLOOR MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

MECHANICAL NOTES:

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
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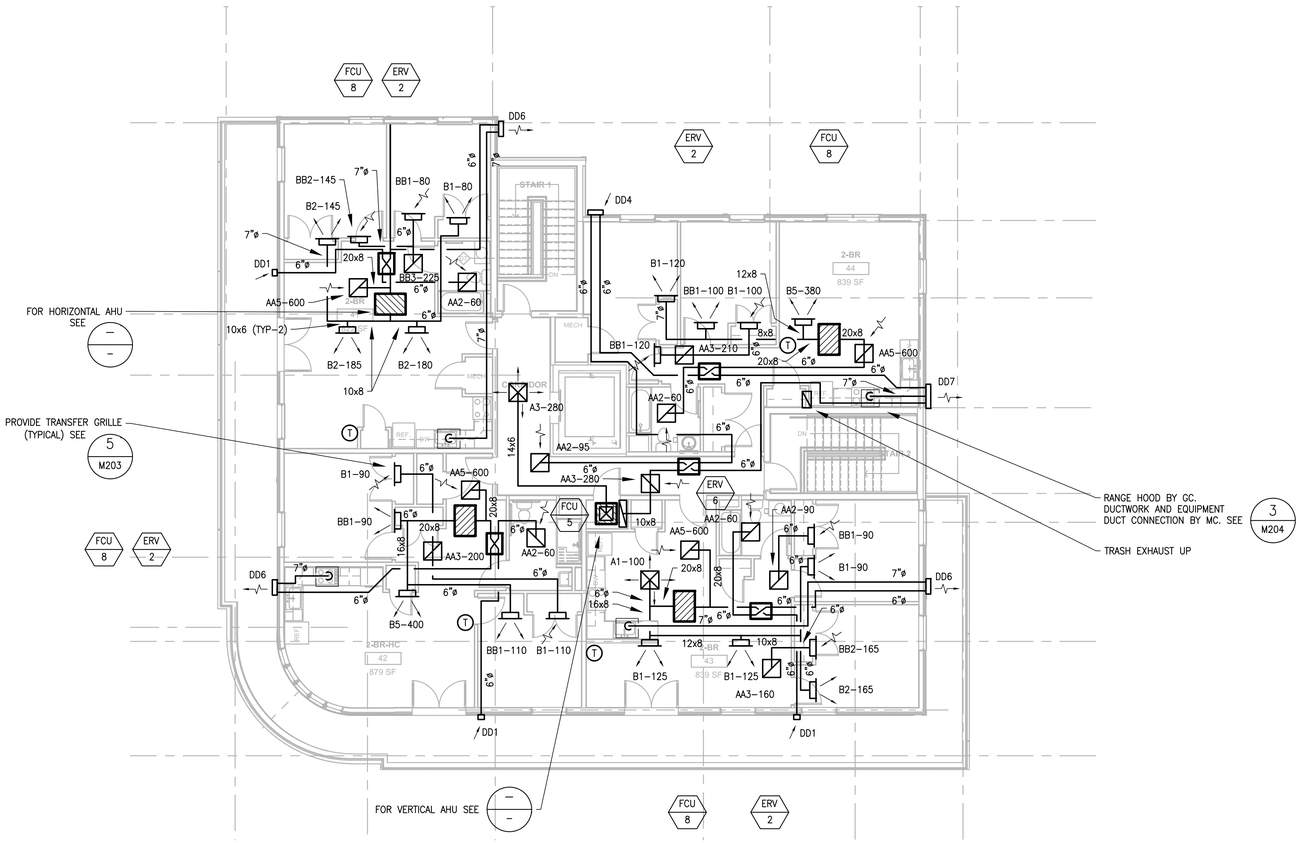
Title
THIRD FLOOR
MECHANICAL PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019
Drawing No.	M103



1 M104 FOURTH FLOOR MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

MECHANICAL NOTES:

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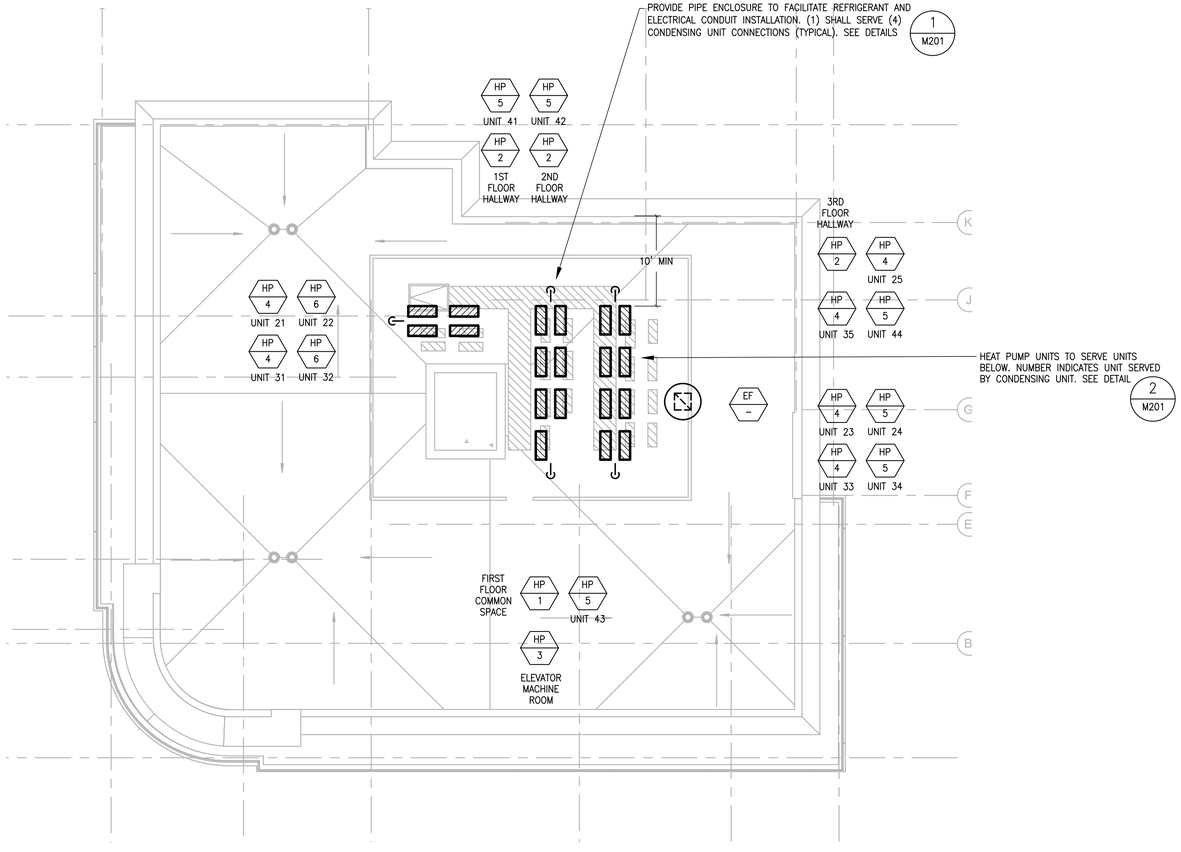
Title
FOURTH FLOOR
MECHANICAL PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M104



1 M105 ROOF MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

MECHANICAL NOTES:

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117 BROADWAY
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Title
ROOF
MECHANICAL PLAN

Designed	DCW
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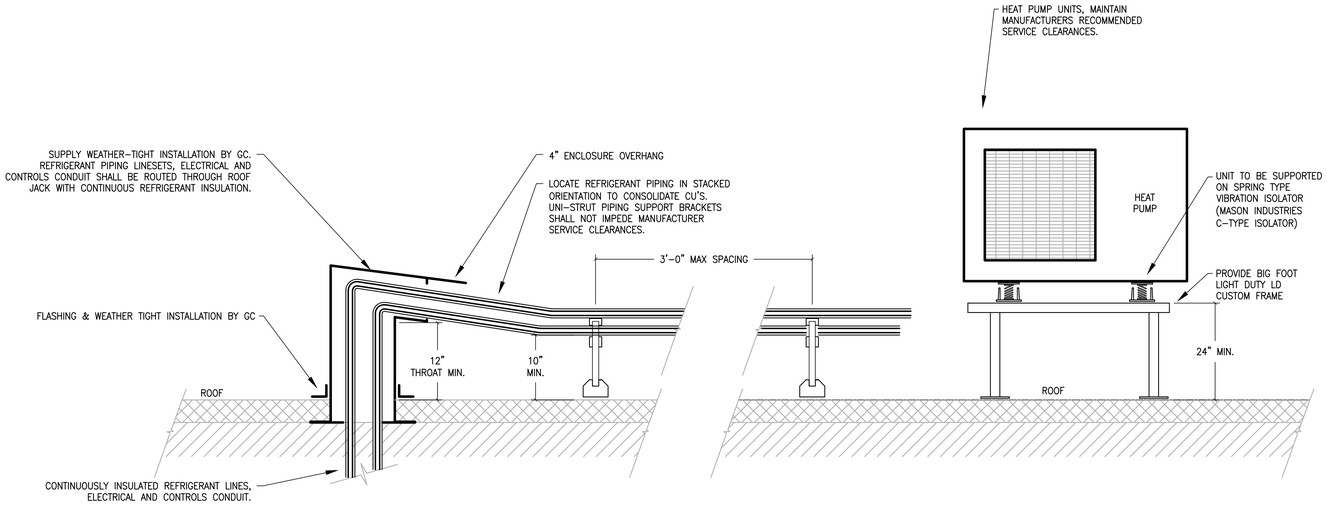
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M105



NOTES:

1. COORDINATE PIPING GOOSENECK INSTALLATION CLOSELY WITH ROOFING CONTRACTOR, GC & EC FOR A CLEAN COORDINATED SYSTEM INSTALLATION.
2. LIQUID AND SUCTION REFRIGERANT LINES SHALL BOTH BE CONTINUOUSLY INSULATED FROM CONDENSING UNIT CONNECTIONS TO DX COIL AT TERMINAL AHU SYSTEM. PROVIDE UV RESISTANT COATING OR COVERING WHERE EXPOSED TO SUNLIGHT.
3. MC TO PROVIDE GC WITH MARKED UP PLAN INDICATING ROOF PENETRATION LOCATIONS. EC & PC TO REVIEW ROOF CURB LOCATIONS TO ENSURE THERE WILL BE NO CONDUIT/PIPING CONFLICTS FOR FINAL INSTALLATION.
4. MC TO SUPPLY MODEL No. 353 ROOF JACK, CONSTRUCTED OF HOT DIPPED GALVANIZED 26 GAUGE SHEET METAL, FOR WEATHER TIGHT INSTALLATION BY GC.
5. GC TO INSTALL ROOF PENETRATION SYSTEM ACCORDING TO MANUFACTURER'S RECOMMENDATION.

1 M201 REFRIGERANT PIPING ROOF PENETRATION

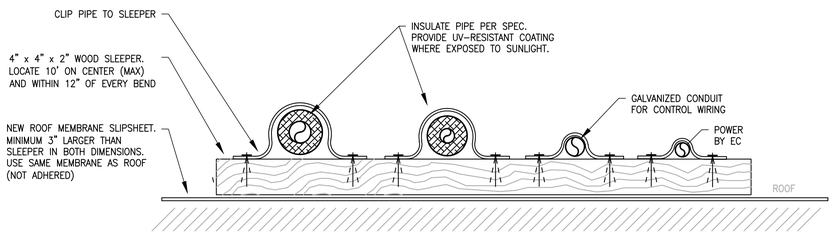
SCALE: NTS

NOTES:

1. PROVIDE VIBRATION ISOLATION FOR EACH HEAT PUMP UNIT ATTACHED TO THE CONDENSING UNIT STAND.
2. CONDENSING UNIT STAND TO BE SELF BALLASTED AND BE ABLE TO WITHSTAND WIND VELOCITIES OF 105 MPH WITHOUT SLIDING OR TIPPING.

2 M201 OUTDOOR HEAT PUMP SUPPORT DETAIL

SCALE: NTS



NOTES:

1. PROVIDE SUPPORT FOR REFRIGERANT PIPING AND CONTROL WIRING.
2. COORDINATE WITH EC TO ACCOMMODATE POWER CONDUIT ON SLEEPER.

3 M201 ROOF MOUNTED REFRIGERANT PIPING DETAIL

SCALE: NTS

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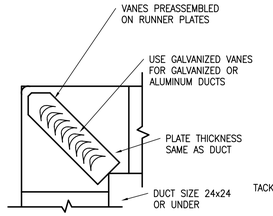
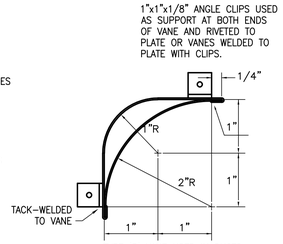
Title
MECHANICAL DETAILS

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

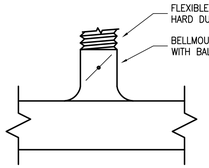
Drawing No.
M201



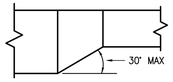
SQUARE ELBOW WITH TYPE "B" DOUBLE-THICKNESS VANES



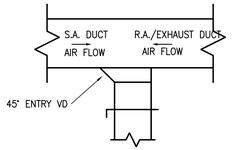
TYPE 'B' VANE USED IN DUCTS 24x24 OR LESS. SAME GAUGE THICKNESS AS DUCT.



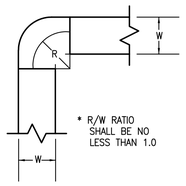
LOW PRESSURE TAKE-OFF



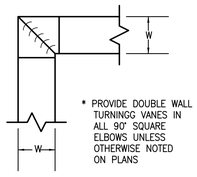
TRANSITION



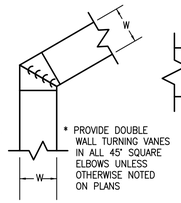
SIDE BRANCH TAKE-OFF
(</= 25% FLOW IN BRANCH)



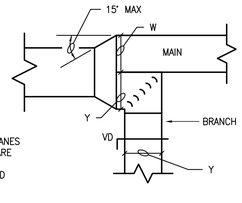
SMOOTH RADIUS ELBOW



SQUARE 90° ELBOW



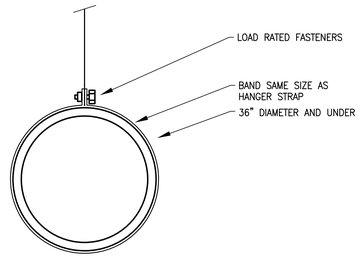
SQUARE 45° ELBOW

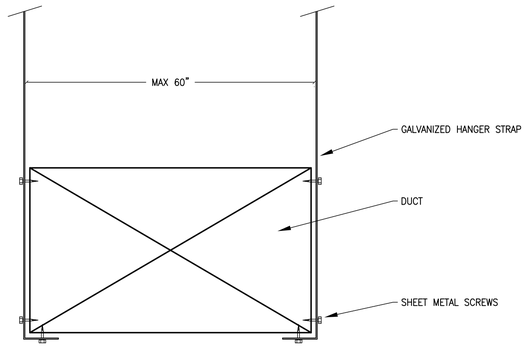


RECTANGULAR BRANCH TAKE-OFF
(> 25 % FLOW IN BRANCH)

LOW VELOCITY DUCT DETAILS

M202 SCALE: NTS





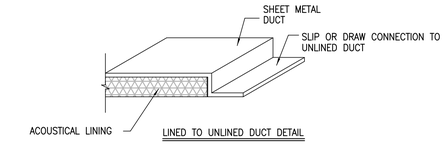
HANGER STRAPS OR RODS		
MAX. DUCT DIAM.	HANGER	MAX SPACING (FEET)
20"	ONE 1" x 22 GA. STRAP	10
36"	ONE 1" x 18 GA. STRAP	10

NOTES:

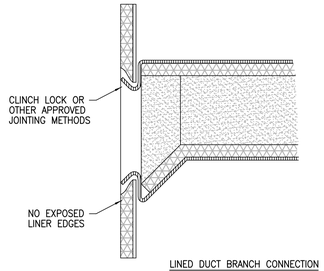
1. SUPPORTS SHALL BE SPACED AND SIZED PER SMACNA.
2. ALL SUPPORTS SHALL BE GALVANIZED STEEL FOR STEEL DUCT. STAINLESS STEEL FOR STAINLESS STEEL DUCT, OR ALUMINUM FOR ALUMINUM DUCT.
3. HANGERS MUST NOT DEFORM DUCT SHAPE.
4. ATTACHMENTS TO STRUCTURE SHALL BE PER SMACNA.

TYPICAL DUCT HANGER SUPPORT DETAIL

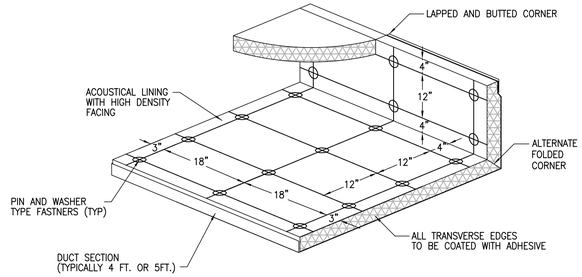
M202 SCALE: NTS



LINED TO UNLINED DUCT DETAIL



LINED DUCT BRANCH CONNECTION



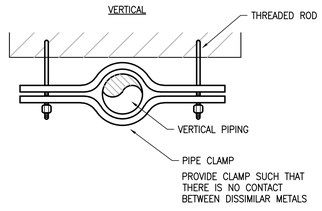
FLEXIBLE DUCT LINER INSTALLATION

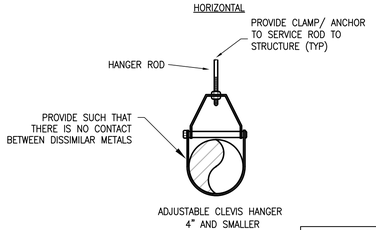
NOTES

1. LINER ADHERED TO THE DUCT WITH 90% MIN. AREA COVERAGE OF ADHESIVE
2. THE VELOCITY RATED SIDE OF LINER MUST FACE THE AIR FLOW.
3. DUCT SIZES SHOWN ON DRAWINGS ARE "INSIDE CLEAR" DIMENSIONS.
4. INDICATED DIMENSIONS ARE MAXIMUM SPACING FOR FASTENERS. ACTUAL INTERVALS ARE APPROXIMATE.
5. ON ALL LEADING EDGES PROVIDE METAL NOSING OR FOLD HIGH DENSITY FACING OVER & SECURE TO DUCT.
6. ALL TRAILING EDGES SHALL BE SEALED WITH MASTIC.

DUCT LINER DETAIL

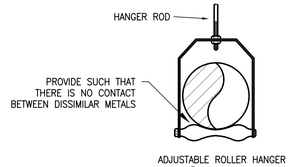
M202 SCALE: NTS





ADJUSTABLE CLEVIS HANGER 4" AND SMALLER

MAXIMUM PIPE SUPPORT SPACING, FEET		
	HORIZ.	VERT.
COPPER PIPE > 1-1/4"	12	10
COPPER PIPE < 1-1/4"	6	10
> 1-1/4" TUBE	10	10
PVC	4	10
STEEL PIPE	10	10
PEX	2 2/3	10



ADJUSTABLE ROLLER HANGER 4" AND LARGER

TYPICAL PIPE HANGER DETAIL

M202 SCALE: NTS

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Title
MECHANICAL DETAILS

Designed	DCW
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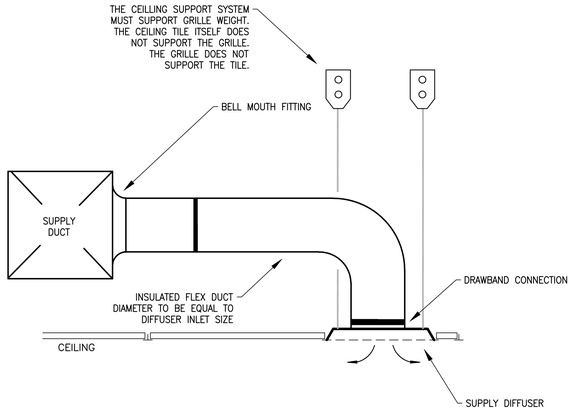
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M202

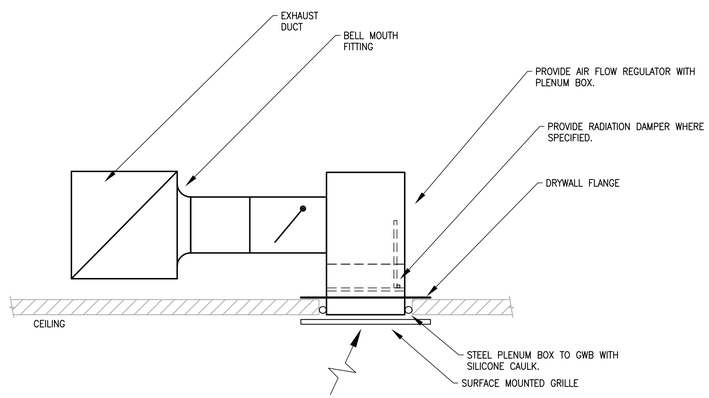


NOTES

1. SEE PLANS, SCHEDULES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS.
2. PROVIDE PROTOTYPE OF INSTALLATION FOR REVIEW BY ENGINEER AND OWNER BEFORE FURTHER INSTALLATIONS.
3. PROVIDE LIQUID SEALANT AT ALL JOINTS.
4. FLEX DUCT NOT TO EXCEED 5'-0".

1 M203 — SUPPLY DIFFUSER DETAIL, AT ACOUSTIC TILE CEILING

SCALE: NTS

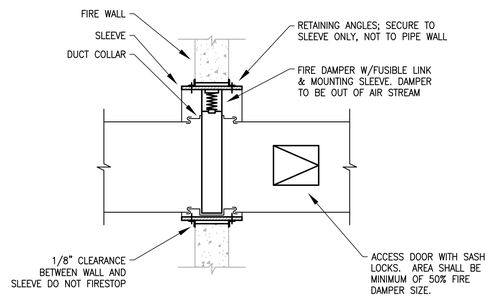


NOTES

1. SEE PLANS, SCHEDULES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS.
2. PROVIDE PROTOTYPE OF INSTALLATION FOR REVIEW BY ENGINEER AND OWNER BEFORE FURTHER INSTALLATIONS.
3. PROVIDE LIQUID SEALANT AT ALL JOINTS.
4. FLEX DUCT NOT ALLOWED.

2 M203 — BATHROOM EXHAUST DUCT DETAIL

SCALE: NTS

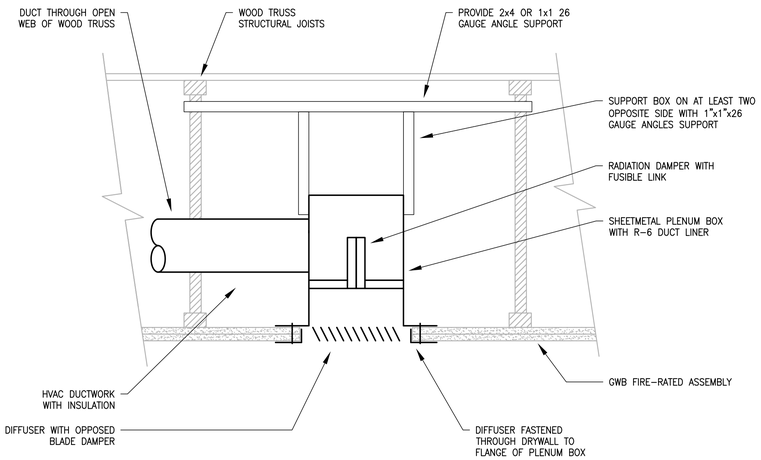


NOTES:

1. SEE SPECIFICATIONS FOR TYPE OF CONNECTION TO DUCT, SLEEVE, AND DAMPER GAUGE AS WELL AS DAMPER DETAILS
2. COORDINATE INSTALLATION OF SYSTEMS WITH ARCHITECTS, GC, AND PC. SEE ARCHITECTURAL DRAWINGS FOR CHASE LOCATIONS, DIMENSIONS, AND FOR SPACE ABOVE CEILINGS AVAILABLE FOR INSTALLATION OF SMOKE AND FIRE DAMPERS AND OTHER COMPONENTS OF MECHANICAL SYSTEMS.
3. MOCK-UP REQUIRED: INSTALL ONE FIRE DAMPER INCLUDING 5 FEET OF DUCT ON EITHER SIDE OF DAMPER, S-JOINTS AND RETAINING ANGLES. INSTALLATION SHALL BE REVIEWED BY ARCHITECT AND ENGINEER PRIOR TO INSTALLATION OF ADDITIONAL DAMPERS.

3 M203 — FIRE DAMPER @ WALL

SCALE: NTS

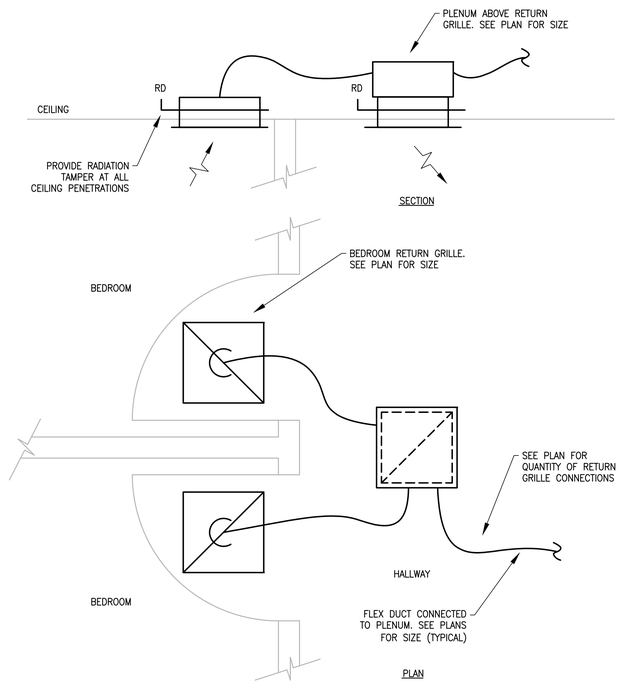


NOTE:

1. RADIATION DAMPER SHALL BE UL LISTED FOR USE WITH STEEL TRUSS CONSTRUCTION.

4 M203 — DIFFUSER WITH RADIATION DAMPER AND PLENUM BOX

SCALE: NTS



5 M203 — TRANSFER GRILLE

SCALE: N.T.S.

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Title
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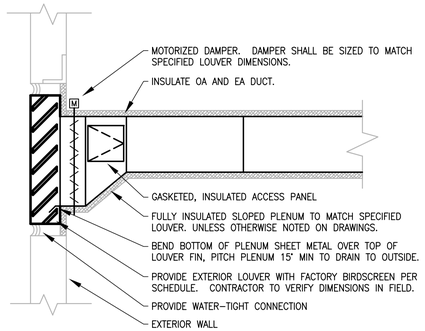
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

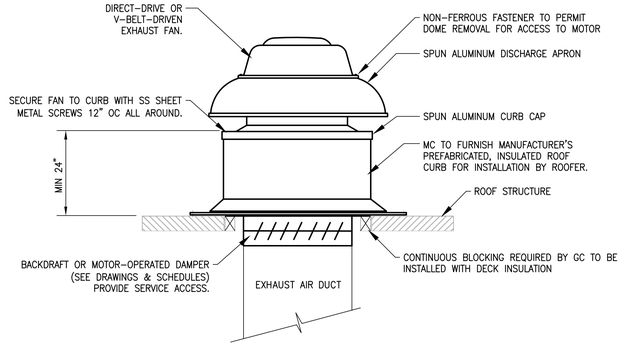
Drawing No.
M203



NOTES:

1. INSULATE ALL PLENUMS. FOR EA DUCT, END INSULATION 5'-0" MIN FROM BUILDING WALL.
2. INSULATE ALL UNUSED AREAS OF LOUVER AND/OR PLENUM WITH 2" INSULATING BOARD.

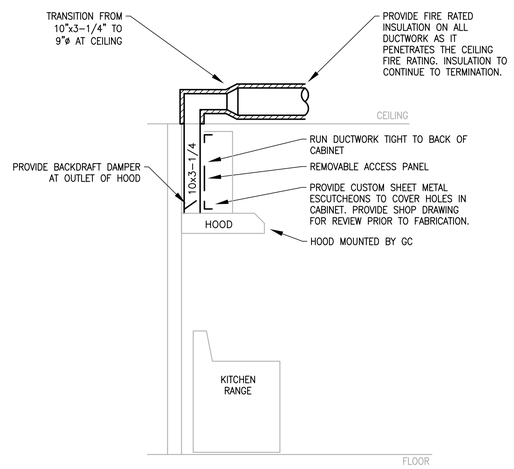
1 / M204 OUTSIDE AIR INTAKE & EXHAUST PLENUM DETAIL
SCALE: NTS



NOTE:

1. CURB SIZE TO BE DETERMINED FROM APPROVED SHOP DRAWINGS OF FANS SELECTED.
2. GC & ROOFER TO PROVIDE WATERTIGHT SEAL.

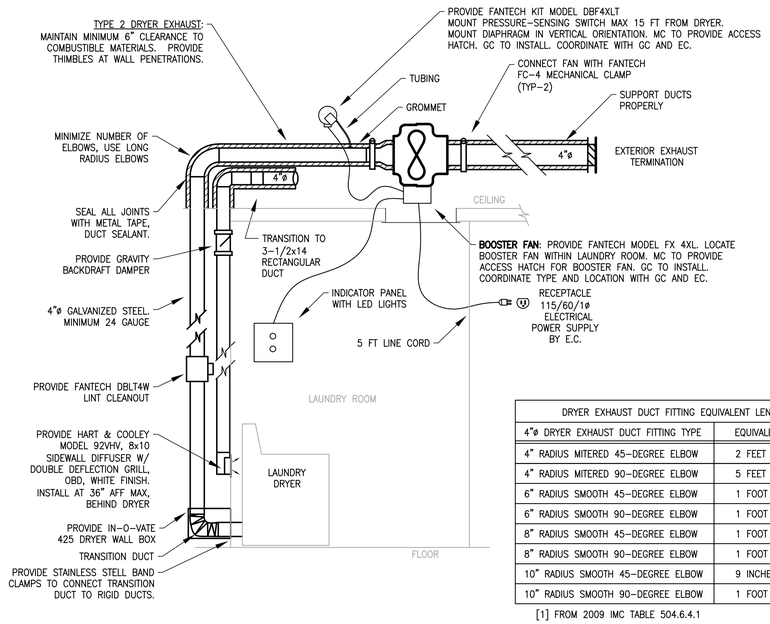
2 / M204 EXHAUST FAN
SCALE: NTS



NOTES:

1. SEAL ALL DUCTWORK WITH LIQUID SEALANT.
2. ESCUTCHEONS SHALL BE SHOP BUILT AND SHALL HAVE HEMMED EDGES AND FINISHED APPEARANCE. NO FIELD FABRICATED ESCUTCHEON WILL BE ACCEPTED.
3. HOLES IN UPPER CABINETS SHALL BE CUT BY A SKILLED FINISHED CARPENTER. HOLES SHALL BE CLEAN AND SQUARE AND PROPERLY LOCATED TO ALLOW FOR INSTALLATION OF DUCTWORK.

3 / M204 RANGE HOOD DUCT INSTALLATION DETAIL
SCALE: NTS



DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH	
4"ø DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45-DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90-DEGREE ELBOW	5 FEET
6" RADIUS SMOOTH 45-DEGREE ELBOW	1 FOOT
6" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS SMOOTH 45-DEGREE ELBOW	1 FOOT
8" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS SMOOTH 45-DEGREE ELBOW	9 INCHES
10" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 6 INCHES

[1] FROM 2009 IMC TABLE 504.6.4.1

NOTES:

1. WHERE SPECIFIED ON PLANS INSTALL BOOSTER FAN, PRESSURE SWITCH, AND LINT CLEANOUT PER MANUFACTURER'S INSTRUCTIONS.
2. WHERE SPECIFIED ON PLANS PROVIDE MAKEUP AIR DUCTWORK AND TERMINATIONS.
3. LONG LENGTH CLOTHES DRYERS TO BE SUPPLIED FOR INSTALLATION.
4. NO FLEXIBLE DUCT PERMITTED.
5. NO SCREWS OR FASTENERS THAT PENETRATE INTO THE INTERIOR OF THE EXHAUST DUCT.
6. TRANSITION DUCT FROM DRYER CONNECTION TO DUCT AT WALL BOX SHALL BE UL 2158A LISTED AND NO GREATER THAN 8-FEET IN LENGTH.
7. MANAGEMENT MUST PROVIDE INSPECTION OF ALL DUCTS AND EXTERIOR TERMINATIONS TWICE PER YEAR AND DOCUMENT DATE AND FINDINGS.
8. DUCTWORK SHALL BE ORIENTED SUCH THAT MALE END IS ORIENTED IN THE DIRECTION OF FLOW.
9. PROVIDE PERMANENT, ENGRAVED PHENOLIC PLACARD MOUNTED ABOVE WALL BOX. PLACARD SHALL READ AS FOLLOWS:

   WARNING:
   THIS EXHAUST DUCT SYSTEM IS XX EQUIVALENT FEET IN LENGTH. VERIFY APPLIANCE MAXIMUM EXHAUST LENGTH PRIOR TO INSTALLATION

6. DUCTWORK SHALL BE ORIENTED SUCH THAT MALE END IS ORIENTED IN THE DIRECTION OF FLOW.
7. SUPPORT DUCT AT INTERVALS OF 4 FEET MAX.
8. IF DRYER IS NOT PRESENT AT SUBSTANTIAL COMPLETION, PROVIDE TEMPORARY CAP ON DUCTWORK.
9. PROVIDE PROTECTIVE SHIELD PLATES WHERE NAILS AND SCREWS FROM FINISH WORK MAY PENETRATE DUCTS. (SHIELDS TO BE A MINIMUM OF 0.062" THICK).

4 / M204 TYPE 2 CLOTHES DRYER EXHAUST DUCT DETAIL
SCALE: NTS

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Title
MECHANICAL DETAILS

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019
Drawing No.	M204

ELECTRICAL LEGEND

POWER LEGEND

- PANEL BOARD
- JUNCTION BOX
- JUNCTION BOX WITH EQUIPMENT CONNECTION
- JUNCTION BOX WITH CONNECTION TO RANGE HOOD FAN–LIGHT
- MOTOR WITH THERMAL OVERLOAD MOUNTED ADJACENT TO MOTOR
- SPECIAL PURPOSE RECEPTACLE
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE BOTTOM SWITCHED
- DUPLEX RECEPTACLE ABOVE COUNTER
- DOUBLE DUPLEX RECEPTACLE (QUADPLEX)
- WEATHERPROOF DUPLEX RECEPTACLE WITH GROUND FAULT PROTECTION
- GROUND FAULT RECEPTACLE
- GROUND FAULT RECEPTACLE ABOVE COUNTER
- GFI RECEPTACLE UNDERCOUNTER FOR DISPOSAL
- GFI RECEPTACLE FOR DISHWASHER
- RECEPTACLE IN CABINET FOR MICROWAVE
- FLOOR–MOUNTED DUPLEX RECEPTACLE (FLUSH)
- FLOOR–MOUNTED DOUBLE DUPLEX RECEPTACLE (FLUSH)
- FIXED MULTI–OUTLET ASSEMBLY
- DISCONNECT SWITCH. 60 AMP DISCONNECT WITH 40 AMP FUSE.
- MAGNETIC STARTER
- MOTOR (NUMERAL DENOTED HORSEPOWER).
- GENERATOR
- CIRCUIT BREAKER
- HOMERUN. ARROWS DENOTE THE NUMBER OF CIRCUITS AND SLASH MARKS DENOTE THE NUMBER OF #12 CURRENT–CARRYING CONDUCTORS (PLUS GROUND) IN 3/4" CONDUIT RACEWAY OR CABLE ASSEMBLY. NO SLASHES INDICATES (2)#12 AWG, (1)#12 AWG GROUND IN 3/4" CONDUIT.
- CONDUIT OR CABLE ASSEMBLY TURNING UP.
- CONDUIT OR CABLE ASSEMBLY TURNING DOWN.
- RACEWAY OR CABLE ASSEMBLY INSTALLED CONCEALED.
- RACEWAY INSTALLED EXPOSED.

LIGHTING LEGEND

- LIGHTING FIXTURE. "A" DENOTES LIGHTING FIXTURE TYPE PER SCHEDULE. "b" SUBSCRIPT DENOTES SWITCH CONTROL. "12" NUMERAL INDICATES CIRCUIT NUMBER.
- LIGHTING FIXTURE WITH EMERGENCY POWER
- SURFACE OR PENDENT MOUNTED DOWNLIGHT
- WALL MOUNTED LIGHTING FIXTURE
- WALL MOUNTED EXIT SIGN
- EXIT SIGN
- RECESSED DOWNLIGHT
- EMERGENCY BATTERY WITH DOUBLE HEAD LIGHTING FIXTURE
- TRACKING LIGHTING SYSTEM WITH LIGHTING FIXTURE
- EMERGENCY CALL SYSTEM DOME LIGHT
- EMERGENCY CALL SYSTEM PULL STATION
- EMERGENCY CALL ANNUNCIATOR PANEL
- ACCESS CONTROL SYSTEM CARD READER

ABBREVIATIONS

AC	ALTERNATING CURRENT
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
CMU	CONCRETE MASONRY UNIT
DC	DIRECT CURRENT
DDC	DIRECT DIGITAL CONTROL
DHW	DOMESTIC HOT WATER
(E)	EXISTING EQUIPMENT, RETAIN RACEWAYS, JUNCTION BOXES, AND BRANCH CIRCUIT WIRING.
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EMS	ENERGY MANAGEMENT SYSTEM
ETR	EXISTING TO REMAIN
FC	FAN COIL
FPC	FIRE PROTECTION CONTRACTOR
FT	FEET
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
IFP	INTELLIGENT FIELD PANEL
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUG PANEL
MAU	MAKEUP AIR UNIT
MC	MECHANICAL CONTRACTOR
NTS	NOT TO SCALE
OH	OVERHEAD
PC	PLUMBING CONTRACTOR
PROVIDE	SUPPLY AND INSTALL
RTU	ROOF TOP UNIT
SA	SURGE ARRESTOR
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UOS	UNLESS OTHERWISE SPECIFIED
UV	UNIT VENTILATOR
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHER PROOF

- CONNECT TO EXISTING
- THERMOSTAT
- VOLTAGE TRANSFORMER (120V/24V)
- REVISION TRIANGLE
- CLOSED CIRCUIT SECURITY TV OUTLET
- CABLE TELEVISION OUTLET
- VOICE/DATA OUTLET (1)RJ45 VOICE & (1) RJ45 DATA
- TELEPHONE OUTLET (1) RJ11
- DATA OUTLET (1) RJ45
- CABLE TV TERMINAL CABINET, TELE INTERFACE UNIT, & DATA
- INTERCOM W/ DOOR RELEASE
- INTERCOM W/ VISUAL & DOOR RELEASE
- INTERCOM MASTER
- PUSH BUTTON
- CHIME
- WATER ALARM
- POWER SUPPLY FOR DOOR RELEASE
- ELECTRIC DOOR RELEASE
- DOOR HOLDER
- KEY PAD
- CARD READER
- SINGLE POLE SWITCH MOUNTED 4'–0".
- THREE WAY SWITCH MOUNTED 4'–0".
- FOUR WAY SWITCH MOUNTED 4'–0".
- MOTOR THERMAL SWITCH MOUNTED 4'–0".
- DIMMER SWITCH
- OCCUPANCY SENSOR.WALL MOUNTED WITH INTERGAL SWITCH.
- OCCUPANCY SENSOR WALL MOUNTED WITH TWO (2) INTERGAL SWITCHES.
- GROUND CONNECTION
- LIGHTNING STRIKE AIR TERMINATION
- ELECTRIC METER
- EMERGENCY COMM. CALL BOX
- EMERGENCY COMM. BASE STATION

GENERAL ELECTRICAL NOTES:

1. GENERAL CONDITIONS & SPECIFICATIONS: THE GENERAL CONDITIONS, AND SPECIFICATIONS ARE PART OF THIS WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND BE FAMILIAR WITH THESE CONDITIONS & SPECIFICATIONS.
2. CODES AND ORDINANCES: INSTALLATION OF THE SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL ELECTRIC CODE, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
3. REQUIREMENTS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND CERTIFICATES.
4. DESIGN: EQUIPMENT AND ACCESSORIES NOT SPECIFICALLY DESCRIBED OR IDENTIFIED BY MANUFACTURER'S CATALOG NUMBERS SHALL BE DESIGNED IN CONFORMITY WITH NEC, IEEE, UL OR OTHER APPLICABLE TECHNICAL STANDARDS, AND SHALL HAVE NEAT AND FINISHED APPEARANCE.
5. INSTALLATION: ERECT EQUIPMENT IN NEAT AND WORKMANLIKE MANNER; INSTALL SO THAT CONNECTING AND DISCONNECTING OF EQUIPMENT AND ACCESSORIES CAN BE MADE READILY AND SO THAT ALL PARTS ARE EASILY ACCESSIBLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND THE BEST STANDARD PRACTICE FOR THIS TYPE OF WORK.
6. BEST PRACTICE: IT IS NOT INTENDED THAT THE DRAWINGS SHALL SHOW EVERY FITTING, CONNECTION, OR APPLIANCE. THIS CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.
7. EQUIPMENT LOCATION: THE E.C. SHALL VERIFY THE LOCATIONS AND MOUNTING HEIGHTS OF ALL EQUIPMENT AND SWITCHES, AND THE EXACT ROUTING OF ALL CONDUIT AND WIRING, WITH THE OWNER'S REPRESENTATIVE IN THE FIELD, PRIOR TO COMMENCING ANY WORK. ANY CONFLICTS WITH LOCATIONS, OR PROBLEMS ENCOUNTERED WITH ROUTING, SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
8. MATERIALS: ALL MATERIALS, FIXTURES AND EQUIPMENT SHALL BE NEW WITHOUT IMPERFECTIONS AND SHALL BE DELIVERED, ERECTED, CONNECTED AND FINISHED IN EVERY DETAIL. WHEREVER POSSIBLE, ALL TRIM, ACCESSORIES AND PARTS SHALL BE OF THE SAME MANUFACTURER AS THE RELATED EQUIPMENT AND FIXTURES.
9. GENERAL COORDINATION: EXAMINE ALL DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS FOR REQUIREMENTS WHICH AFFECT THE WORK OF THIS SECTION. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING, OR AFFECTED BY, WORK OF THIS SECTION. COOPERATE WITH OTHER TRADES TO ENSURE THE STEADY PROGRESS OF THE WORK.
10. PROTECTION OF EQUIPMENT AND MATERIALS: RESPONSIBILITY FOR CARE AND PROTECTION OF ALL MATERIALS AND ELECTRICAL WORK RESTS WITH THIS CONTRACTOR AT ALL TIMES UNTIL IT HAS BEEN APPROVED.
11. GUARANTEE: ALL NEW COMPONENTS OF THE INSTALLATION SHALL BE GUARANTEED IN WRITING BY THIS CONTRACTOR TO BE FREE FROM DEFECTS OF MANUFACTURE AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN ACCEPTANCE BY THE ENGINEER. ANY DEFECTS FOUND SHALL BE REPAIRED BY THE ELECTRICAL CONTRACTOR AT THEIR OWN EXPENSE.
12. NOTIFICATION: THE E.C. SHALL NOTIFY THE ENGINEER UPON: (1) COMPLETION OF ALL ROUGH WIRING WORK, BEFORE CLOSURE OF ANY TRENCHES, OPEN WALL CAVITIES OR CHASES. (2) UPON "SUBSTANTIAL COMPLETION" OF ALL SYSTEMS. AFTER "SUBSTANTIAL COMPLETION", THE ENGINEER WILL PREPARE A PUNCH LIST OF ITEMS TO BE CORRECTED. THE E.C. SHALL CORRECT ANY DEFICIENCIES FOUND PROMPTLY, AT HIS/HER OWN EXPENSE.
13. FINAL COMPLETION: THE WORK SHALL NOT BE CONSIDERED COMPLETE UNTIL THE PUNCH LIST IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND ALL FINAL INSPECTIONS HAVE BEEN COMPLETED.

LIGHTING FIXTURE SCHEDULE [1][2]

DWG ID	DESCRIPTION	MANUFACTURER	MODEL NO.	MOUNTING	VOLTAGE	LAMP WATTS	LUMENS	LUMENS/ WATT	COLOR TEMPERATURE	FIXTURE COLOR	NOTES
A	DU ENTRY	TERON	SHRSL13.0–120GVN30K	SURFACE	120	16	1700	106.3	3000K	GOLD VEIN TRIM	12"ø LED FIXTURE, 80 CRI, FABRIC TRIM
B	DU KITCHEN	TERON	EEL25.0–120V–WLLTW–30K	SURFACE	120	25.0	2165	86.6	3000K	WHITE	14"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER
C	DU HALL	TERON	SHRSL13.0–120GVN30K	SURFACE	120	16	1700	106.3	3000K	GOLD VEIN TRIM	12"ø LED FIXTURE, 80 CRI, FABRIC TRIM
D	DU DINING	TERON	SHRLL37.5 –120GVN30K	SURFACE	120	37.5	4845	129.2	3000K	GOLD VEIN TRIM	19"ø LED FIXTURE, 80 CRI, FABRIC TRIM
E	DU BATHROOMS	TERON	DC36–23.2–12030KF	SURFACE	120	23.2	3258	140.4	3000K	WHITE / BLACK	36" BATHROOM VANITY LED FIXTURE
F	DU BEDROOMS	TERON	SHRML21.0–120GVN30K	WALL	120	21.0	2110	100.5	3000K	GOLD VEIN TRIM	15"ø LED FIXTURE, 80 CRI, FABRIC TRIM
G	STAIRWELL	LITHONIA	WL30L–EZ1LP830–MSD7–DIM50	WALL	120	28.2	3095	109.8	3000K	WHITE	4' LED WALL FIXTURE, PROVIDE OPTIONAL OCCUPANCY CONTROL, FIXTURES DIM TO 50% DURING STANDBY MODE
H	CORRIDOR	PHILIPS	FRAME: 6RN TRIM: P6R–DL25–830CDZ10U	RECESSED	120	25.0	2500	100.0	3000K	WHITE TRIM	6"ø LED FIXTURE, 80 CRI, PROVIDE TENTMAT 2–HR FIRE RATED LIGHT COVER
J	CORRIDOR	TERON	EE–L21.0–PRF–SM30K	SURFACE	120	21.0	2640	125.7	3000K	WHITE / SILVER	14"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER, PERFORATED METAL TRIM
K	CLOSET	TERON	FSL13.0–120SM30K	SURFACE	120	13.0	979	75.3	3000K	WHITE / SILVER	11"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER, METAL TRIM
L	RECYCLE / LAUNDRY	LITHONIA	2AVL430L–MDR–EZ1–LP830	RECESSED	120	47.0	3870	82.3	3000K	WHITE	2'x4' LED FIXTURE, INDIRECT
M	ELEVATOR PIT	CRESCENT / STONECO	VWXL–14W–NWG18	WALL	120	14	1390	99.3	4000K	WHITE	LED VAPOR TIGHT, WALL
N	LAUNDRY	LITHONIA	LBL4400LM–80CRI–30K–MIN10–GZT	SURFACE	120	32.4	4097	126.5	3000K	WHITE	4' LED WRAPAROUND FIXTURE
P	CORRIDOR	PHILIPS	FRAME: 6RN TRIM: P6R–DL25–830CDZ10U	RECESSED	120	25.0	2500	100.0	3000K	WHITE TRIM	6"ø LED FIXTURE, 80 CRI, PROVIDE TENTMAT 2–HR FIRE RATED LIGHT COVER
P1	OVERHANG	PHILIPS	FRAME: 6SN TRIM: P6S–DL35–840CDZ10U	RECESSED	120	25.0	2500	100.0	4000K	WHITE TRIM	6" SQUARE LED FIXTURE, 80 CRI, PROVIDE TENTMAT 2–HR FIRE RATED LIGHT COVER
Q	STORAGE	LITHONIA	CLX–L24–3500LM–SEF–MVOLT–EZ1–30K–80CRI	SURFACE	120	25.8	3518	136.4	3000K	WHITE	24" LED LINEAR STRIP FIXTURE
R	JANITOR / CLOSET	TERON	FSL21.0–120SM30K	SURFACE	120	21.0	2640	125.7	3000K	WHITE / SILVER	14"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER, METAL TRIM
T	GARAGE	LITHONIA	CLX–L24–3500LM–SEF–MVOLT–EZ1–30K–80CRI	SURFACE	120	25.8	3518	136.4	3000K	WHITE	24" LED LINEAR STRIP FIXTURE
U	STORAGE / TRASH / STAIRWELL	LITHONIA	CLX–L24–3500LM–SEF–MVOLT–EZ1–30K–80CRI	SURFACE	120	25.8	3518	136.4	3000K	WHITE	24" LED LINEAR STRIP FIXTURE
V	EXTERIOR	LITHONIA	WSTLED–P2–30KVFMVOLT–DBLXD	WALL	120	25.0	3237	129.5	3000K	BLACK	LED WALL SCONCE OUTDOOR FIXTURE
V1	EXTERIOR	LITHONIA	WSTLED–P1–30KVFMVOLT–DBLXD	WALL	120	11.0	1529	139.0	3000K	BLACK	LED WALL SCONCE OUTDOOR FIXTURE
W	EXTERIOR ROOF	LITHONIA	TWSLEDP150K120PE	WALL	120	25	1476	59.0	5000K	BRONZE	LED WALL FIXTURE WITH INTEGRAL PHOTOCELL CONTROL
X	PATH OF EGRESS EXIT SIGN	EMERGILITE	WPREM–DN–GW	UNIVERSAL	120	2.5	–	####	–	WHITE / GREEN	LED EXIT FIXTURE, UNIVERSAL SURFACE MOUNT, EMERGENCY BATTERY W/ ADVANCED DIAGNOSTICS
EM	PATH OF EGRESS EM. LIGHTING	EMERGILITE	PRO–2N–SDNA	WALL	120	4	–	####	–	WHITE	LED EMERGENCY LIGHT FIXTURE, BATTERY W/ ADVANCED DIAGNOSTICS.
AA	EXTERIOR	KIM	3SY–ALT3–P35120L–4K120BL	POLE	120	135	15538	115.1	4200K	BLACK	LED FIXTURE, PROVIDE (3) FIXTURES PER LOCATION, PROVIDE NEIGHBOR FRIENDLY OPTICS, PROVIDE 14' ROUND ALUMINUM POLE (HUBBELL HAS)

[1] SEE PLANS AND NOTES FOR FIXTURE QUANTITIES.
[2] PROVIDE REMOTE BATTERY/INVERTER FOR EMERGENCY POWER.

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Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ELECTRICAL LEGEND & NOTES

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E001

LOADCENTER LCA: 125A MLO, 24 1-POLE SPACES — 117 BROADWAY

VOLTS 120/208V | PH/WIRE 1/3 | REMARKS: FLUSH MOUNT, PLUG-ON BREAKERS | IR 10KAIC | TYP 1 BDRM APTS

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
2	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
3	0.30	DISPOSAL	15	1	AFCI
4	0.72	RANGE/RANGE HOOD	20	1	AFCI
5	1.50	MICROWAVE	20	1	AFCI
6	0.50	REFRIGERATOR	15	1	AFCI
7	1.30	DISHWASHER	15	1	AFCI
8	1.13	FAN COIL UNIT, FCU-	15	1	AFCI
9,10	3.68	CONDENSING UNIT, CU-	20	2	
11	0.18	COMMUNICATION RECEPTACLE	15	1	AFCI
12	0.30	LIGHTING/FIRE ALARM	15	1	AFCI
13,14	2.30	CLOTHES WASHER	20	2	
15,16	2.80	ELECTRIC CLOTHES DRYER	30	2	
17	0.20	BOILER/DHW HEATER	15	1	
18	0.72	LIVING ROOM	20	1	AFCI
19	0.90	BEDROOM 1	20	1	AFCI
20	0.18	BATHROOM 1 RECEPTACLE	20	1	GFI
21					
22		SPARE	20	1	AFCI
23		SPARE	20	1	AFCI
24					
TOTAL KVA	19.71			22	

LOADCENTER LCB: 125A MLO, 24 1-POLE SPACES — 117 BROADWAY

VOLTS 120/208V | PH/WIRE 1/3 | REMARKS: FLUSH MOUNT, PLUG-ON BREAKERS | IR 10KAIC | TYP. 2 BDRM APTS

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
2	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
3	0.30	DISPOSAL	15	1	AFCI
4	0.72	RANGE/RANGE HOOD	20	1	AFCI
5	1.50	MICROWAVE	20	1	AFCI
6	0.50	REFRIGERATOR	15	1	AFCI
7	1.30	DISHWASHER	15	1	AFCI
8	1.13	FAN COIL UNIT, FCU-	15	1	AFCI
9,10	3.68	CONDENSING UNIT, CU-	20	2	
11	0.18	COMMUNICATION RECEPTACLE	15	1	AFCI
12	0.30	LIGHTING/FIRE ALARM	15	1	AFCI
13,14	2.30	CLOTHES WASHER	20	2	
15,16	2.80	ELECTRIC CLOTHES DRYER	30	2	
17	0.20	BOILER/DHW HEATER	15	1	
18	0.72	LIVING ROOM	20	1	AFCI
19	0.90	BEDROOM 1	20	1	AFCI
20	0.18	BATHROOM 1 RECEPTACLE	20	1	GFI
21	0.18	BATHROOM 2 RECEPTACLE (WHERE APPLICAB	20	1	GFI
22	0.18	BATHROOM 3 RECEPTACLE (WHERE APPLICAB	20	1	GFI
23		SPARE	20	1	AFCI
24		SPARE	20	1	AFCI
TOTAL KVA	20.07			24	

LOADCENTER LCC: 125A MLO, 24 1-POLE SPACES — 117 BROADWAY

VOLTS 120/208V | PH/WIRE 1/3 | REMARKS: FLUSH MOUNT, PLUG-ON BREAKERS | IR 10KAIC | TYP. 3 BDRM APTS

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
2	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
3	0.30	DISPOSAL	15	1	AFCI
4	0.72	RANGE/RANGE HOOD	20	1	AFCI
5	1.50	MICROWAVE	20	1	AFCI
6	0.50	REFRIGERATOR	15	1	AFCI
7	1.30	DISHWASHER	15	1	AFCI
8	1.13	FAN COIL UNIT, FCU-	15	1	AFCI
9,10	3.68	CONDENSING UNIT, CU-	20	2	
11	0.18	COMMUNICATION RECEPTACLE	15	1	AFCI
12	0.30	LIGHTING/FIRE ALARM	15	1	AFCI
13,14	2.30	CLOTHES WASHER	20	2	
15,16	2.80	ELECTRIC CLOTHES DRYER	30	2	
17	0.20	BOILER/DHW HEATER	15	1	
18	0.72	LIVING ROOM	20	1	AFCI
19	0.90	BEDROOM 1	20	1	AFCI
20	0.90	BEDROOM 2	20	1	GFI
21	0.90	BEDROOM 3	20	1	GFI
22	0.18	BATHROOM 1 RECEPTACLE			
23	0.18	BATHROOM 2 RECEPTACLE (WHERE APPLICABLE)			
24		SPARE	20	1	AFCI
TOTAL KVA	21.69			22	

PANELBOARD MDP: 400A MB, 42 SPACE — 117 BROADWAY

VOLTS 120/208V | PH/WIRE 3/4 | REMARKS: COPPER BUS, SURFACE MOUNT, BOLT ON BRE | IR 65 KAIC | COMMON

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1	16.79	FEEDER TO PANEL P1	150	3	
2					
3					
4	29.00	FEEDER TO PANEL P2	150	3	
5					
6					
7					
8					
9					
10	16.63	ELEVATOR, 15HP	100	3	
11					
12					
13	0.50	ELEVATOR CONTROL	20	1	
14	0.50	ELEVATOR RECEPTACLES	20	1	
15	2.91	ELEVATOR AIR CONDITIONING	20	2	
16					
17	6.01	TRASH COMPACTOR (5HP)	35	3	
18		TRASH ROOM RECEPTACLES	20	1	
19	0.40	TELE RECEPTACLES	20	1	
20	0.40	CATV RECEPTACLES	20	1	
21 - 28		SPARE	20	1	(TYP - 8)
29 - 42		SPACE ONLY			
TOTAL KVA	73.14			20	

PANELBOARD P1: 200A MLO, 42 SPACE — 117 BROADWAY

VOLTS 208/120V | PH/WIRE 3/4 | REMARKS: COPPER BUS, FLUSH MOUNT, BOLT ON BREAK | IR 22 KAIC | COMMON

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1		FIRST FLOOR RECEPTS	20	1	
2		FIRST FLOOR LIGHTING	20	1	
3		SECOND FLOOR RECEPTS	20	1	
4		SECOND FLOOR LIGHTING	20	1	
5		THIRD FLOOR RECEPTS	20	1	
6		THIRD FLOOR LIGHTING	20	1	
7		FOURTH FLOOR RECEPTS	20	1	
8		FOURTH FLOOR LIGHTING	20	1	
9					
10					
11					
12					
13	3.02	STORAGE AREA CEILING UNIT HEATER	15	2	
14					
15	3.02	BIKE STORAGE AREA CEILING UNIT HEATER	15	2	
16					
17		ELECTRIC CAR CHARGING STATION	20	2	
18					
19		GARAGE DOOR			
20					
21		GARAGE VENTILATION FAN		3	
22					
23	2.00	EXTERIOR SITE LIGHTING	20	1	
24	2.00	EXTERIOR BUILDING LIGHTING	20	1	
25					
26		VESTIBULE RECEPTACLES	20	1	
27		ELECTRIFIED DOOR POWER SUPPLIES	20	1	
28		AREA OF REFUGE INTERCOM	20	1	
29		DOOR ENTRY SYSTEM INTERCOM	20	1	
30		FIRE ALARM SYSTEM	20	1	
31		FIRE ALARM POWER SUPPLY (2ND FLOOR)	20	1	
32		FIRE ALARM POWER SUPPLY (3RD FLOOR)	20	1	
33		FIRE ALARM POWER SUPPLY (4TH FLOOR)	20	1	
34		STAIRS	20	1	
35		STAIRS	20	1	
36					
37					
38 - 42		SPARE	20	1	(TYP 6)
TOTAL KVA	10.04			30	

PANELBOARD P2: 200A MLO, 42 SPACE — COMMON

VOLTS 120/208V | PH/WIRE 3/4 | REMARKS: COPPER BUS, FLUSH MOUNT, BOLT ON BREAKERS | IR 22 KAIC

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1		ROOF RECEPTACLES	20	1	
2		ROOF LIGHTING	20	1	
3					
4- 30		SPARE	20	1	
31 - 42		SPACE			
TOTAL KVA	0.00			3	

PANELBOARD C1: 225A MLO, 42 SPACE

VOLTS 120/208V | PH/WIRE 3/4 | REMARKS: COPPER BUS, FLUSH MOUNT, BOLT ON BREAKERS | IR 22 KAIC

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1		LIGHTING	20	1	
2		LIGHTING	20	1	
3		LIGHTING	20	1	
4		RECEPTACLES	20	1	
5, 6		UNIT HEATER		2	
7, 8		UNIT HEATER		2	
9, 10		UNIT HEATER		2	
11 - 30		SPARE	20	1	
31 - 42		SPACE			
TOTAL KVA	0.00			11	

PANELBOARD C2: 225A MLO, 42 SPACE

VOLTS 120/208V | PH/WIRE 3/4 | REMARKS: COPPER BUS, FLUSH MOUNT, BOLT ON BREAKERS | IR 22 KAIC

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1		LIGHTING	20	1	
2		LIGHTING	20	1	
3		LIGHTING	20	1	
4		RECEPTACLES	20	1	
5, 6		UNIT HEATER		2	
7, 8		UNIT HEATER		2	
9, 10		UNIT HEATER		2	
11 - 30		SPARE	20	1	
31 - 42		SPACE			
TOTAL KVA	0.00			11	

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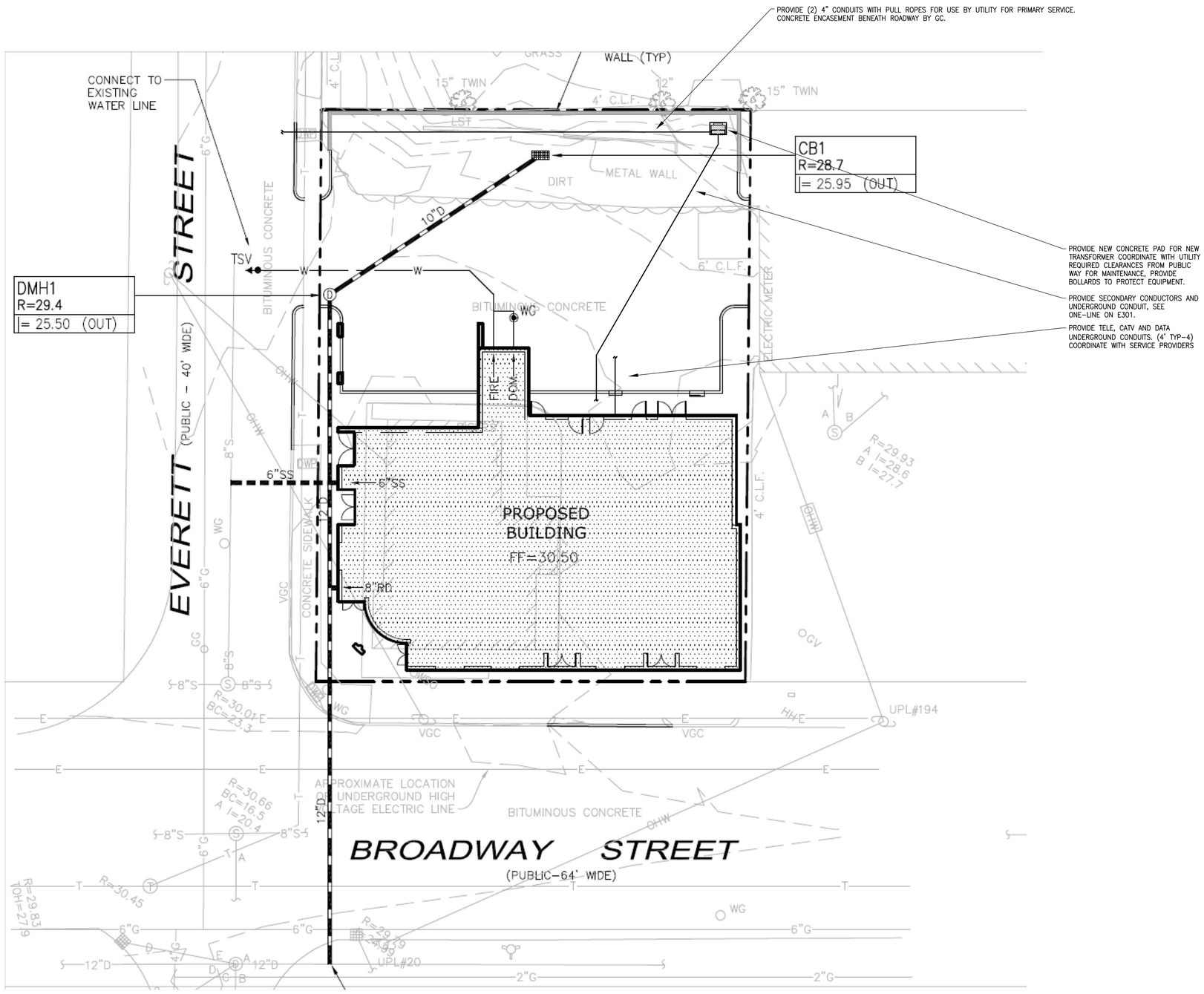
117 BROADWAY, ARLINGTON, MA 02474

Title
ELECTRICAL PANEL SCHEDULES

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019
Drawing No.	E002



1 E100 ELECTRICAL SITE PLAN
SCALE: NTS

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Title
ELECTRICAL SITE PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
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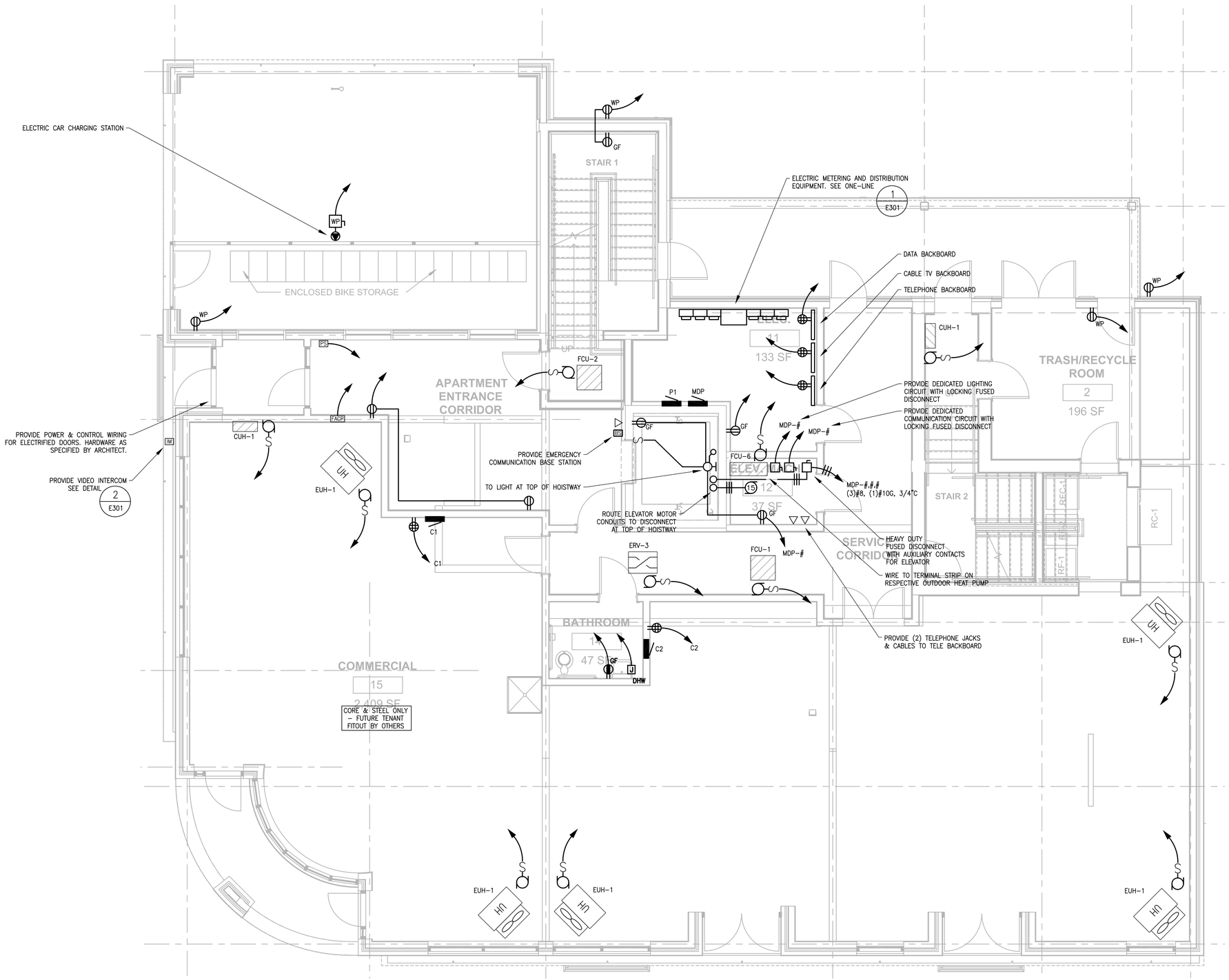
Drawing No.
E100



1 E101 FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

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117 BROADWAY, ARLINGTON, MA 02474

Title
FIRST FLOOR
ELECTRICAL PLAN

Designed	BMK
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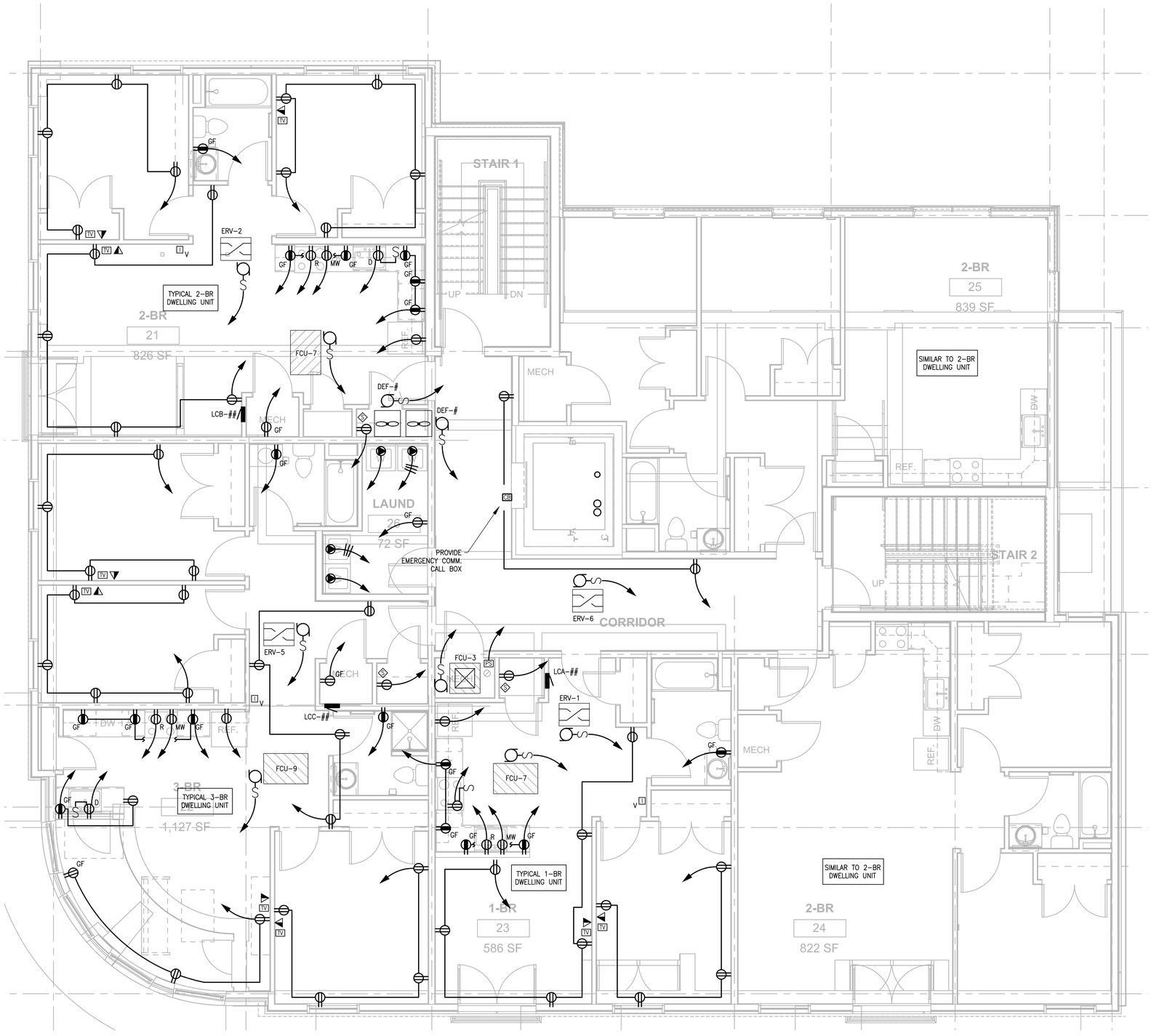
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E101



1 / E102 SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
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12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

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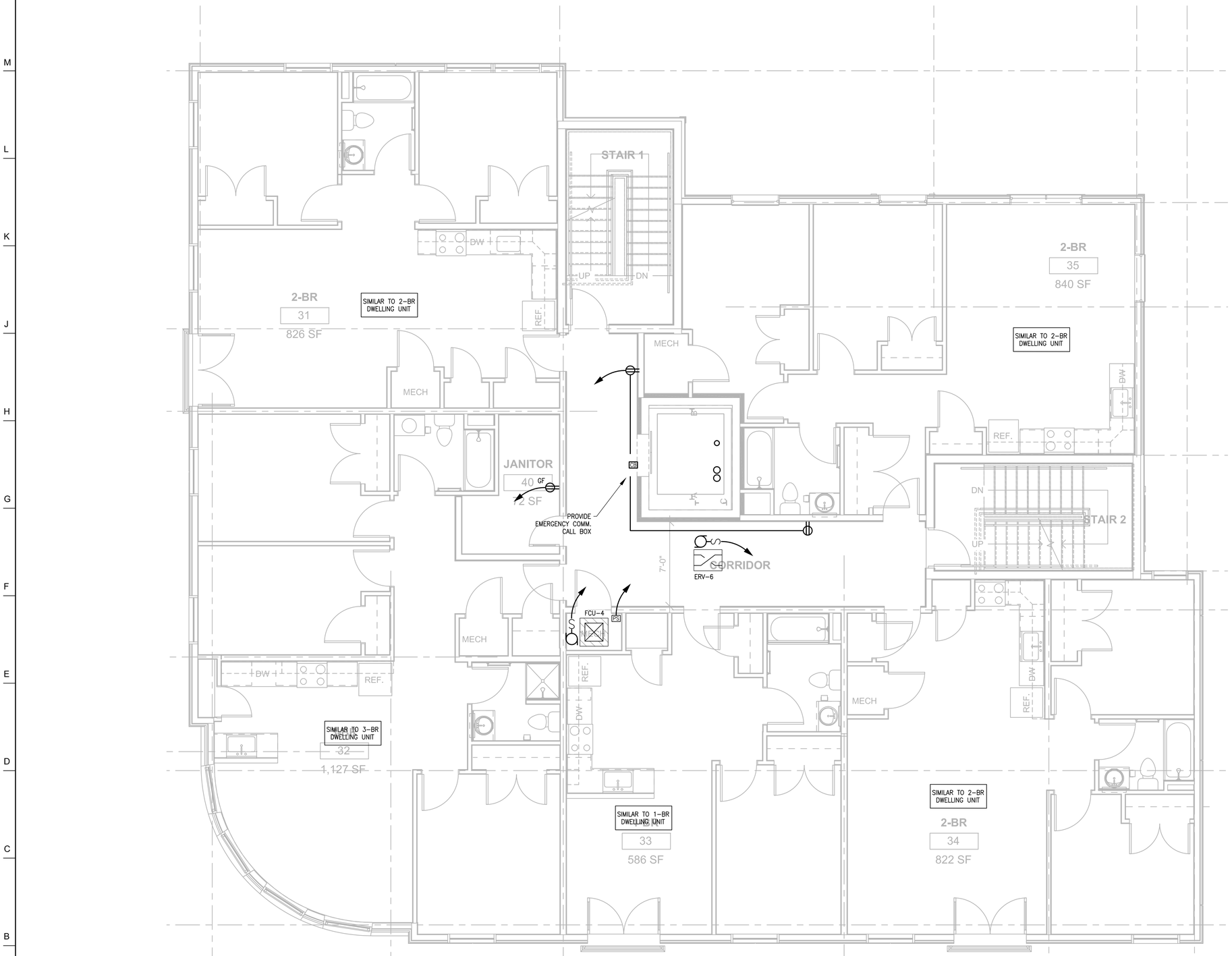
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR
ELECTRICAL PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E102



1 E103 THIRD FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
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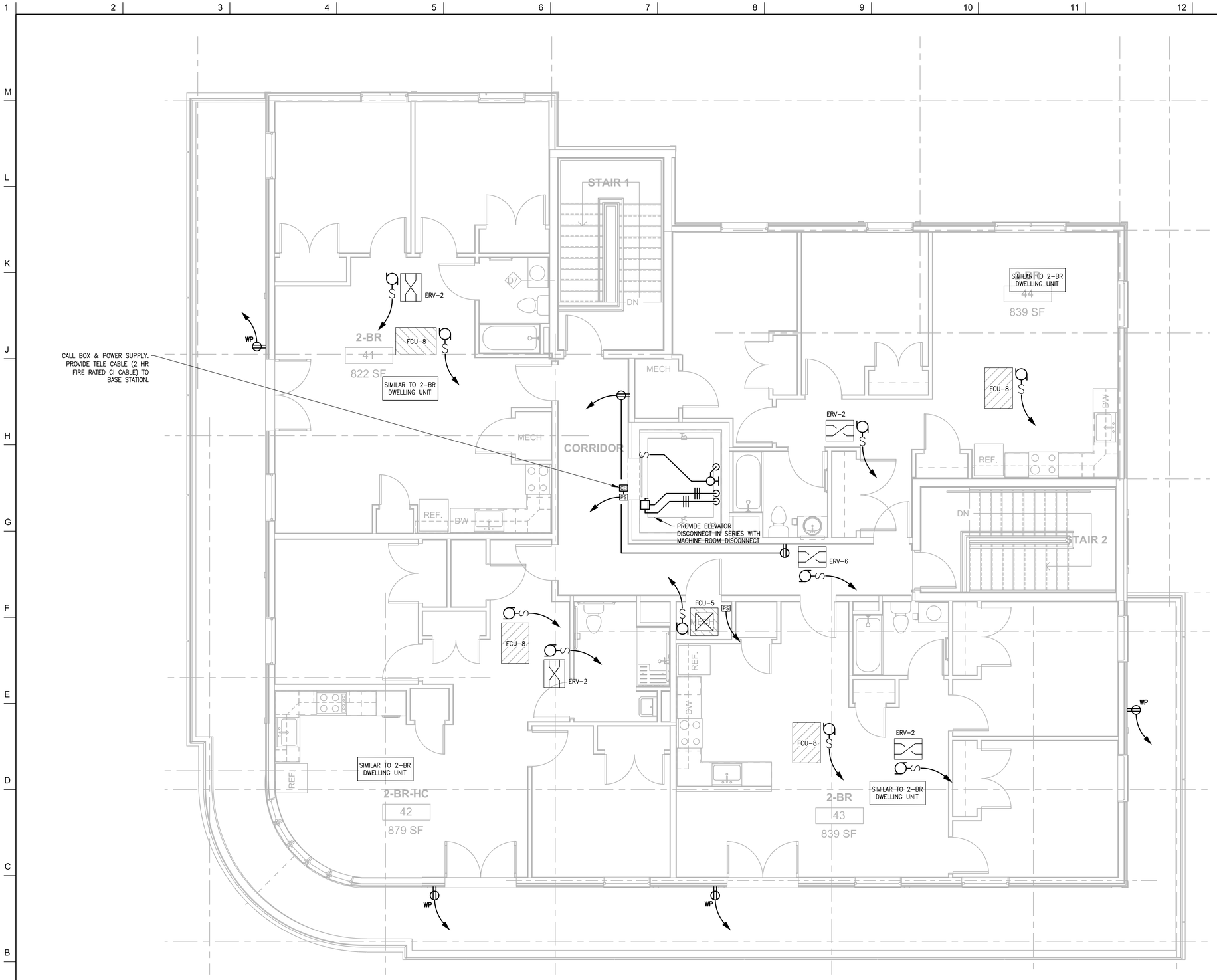
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
THIRD FLOOR
ELECTRICAL PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E103



1 E104 FOURTH FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
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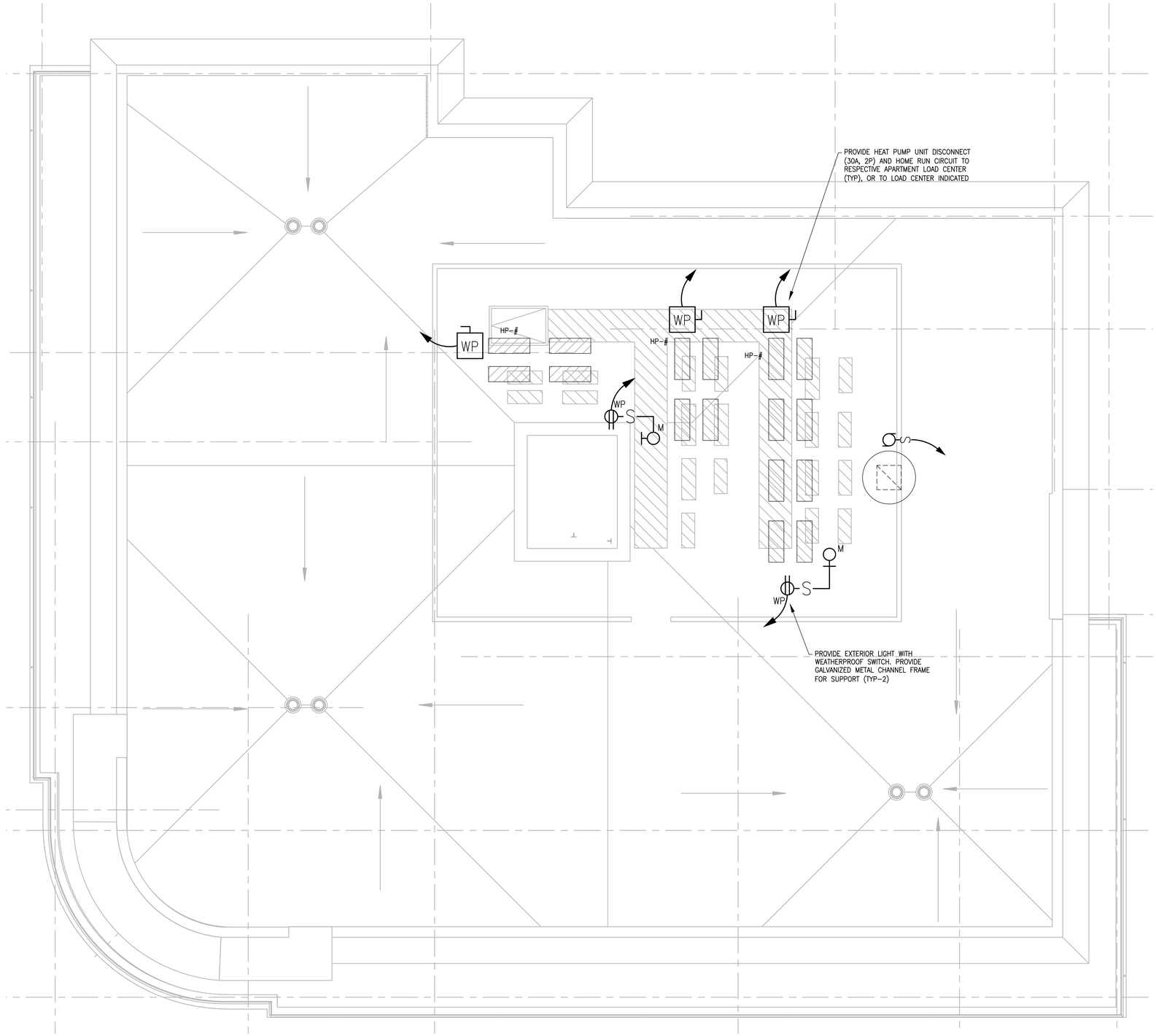
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FOURTH FLOOR
ELECTRICAL PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E104



1 / E105 ROOF ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
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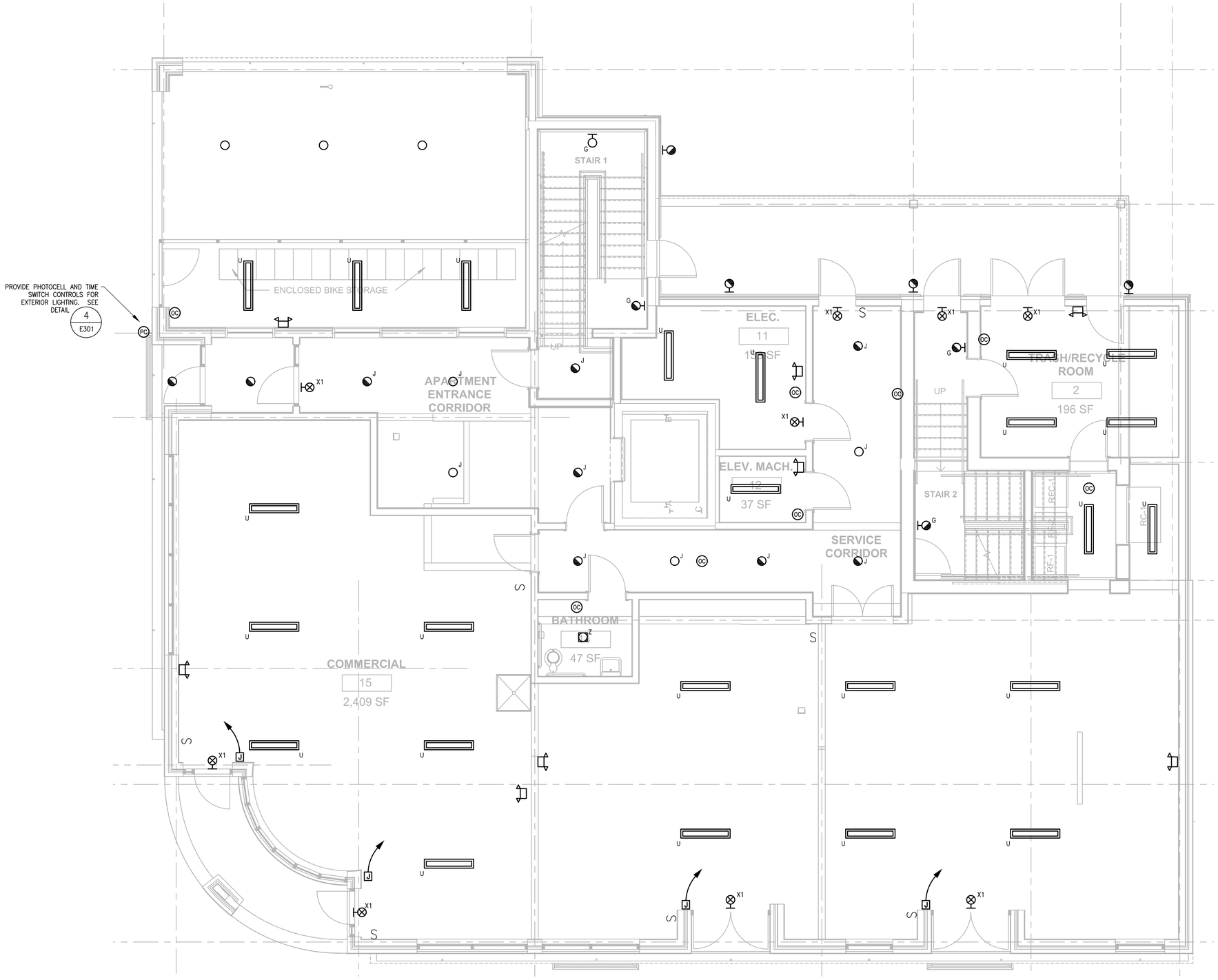
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ROOF ELECTRICAL PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E105



1/E201 FIRST FLOOR LIGHTING PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

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Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRST FLOOR
LIGHTING PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E201

1 E202 SECOND FLOOR LIGHTING PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

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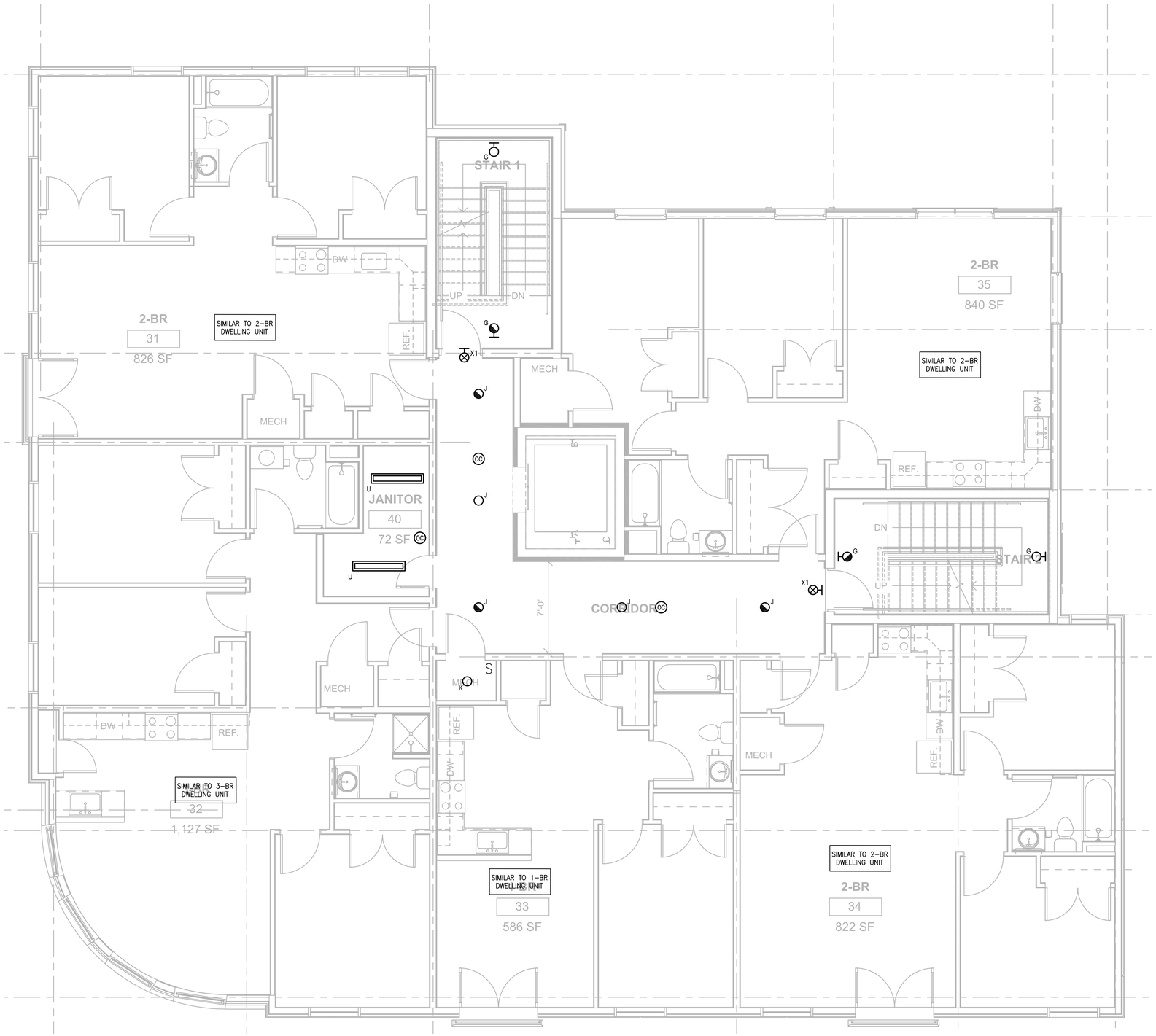
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR
LIGHTING PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E202



1 E203 THIRD FLOOR LIGHTING PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

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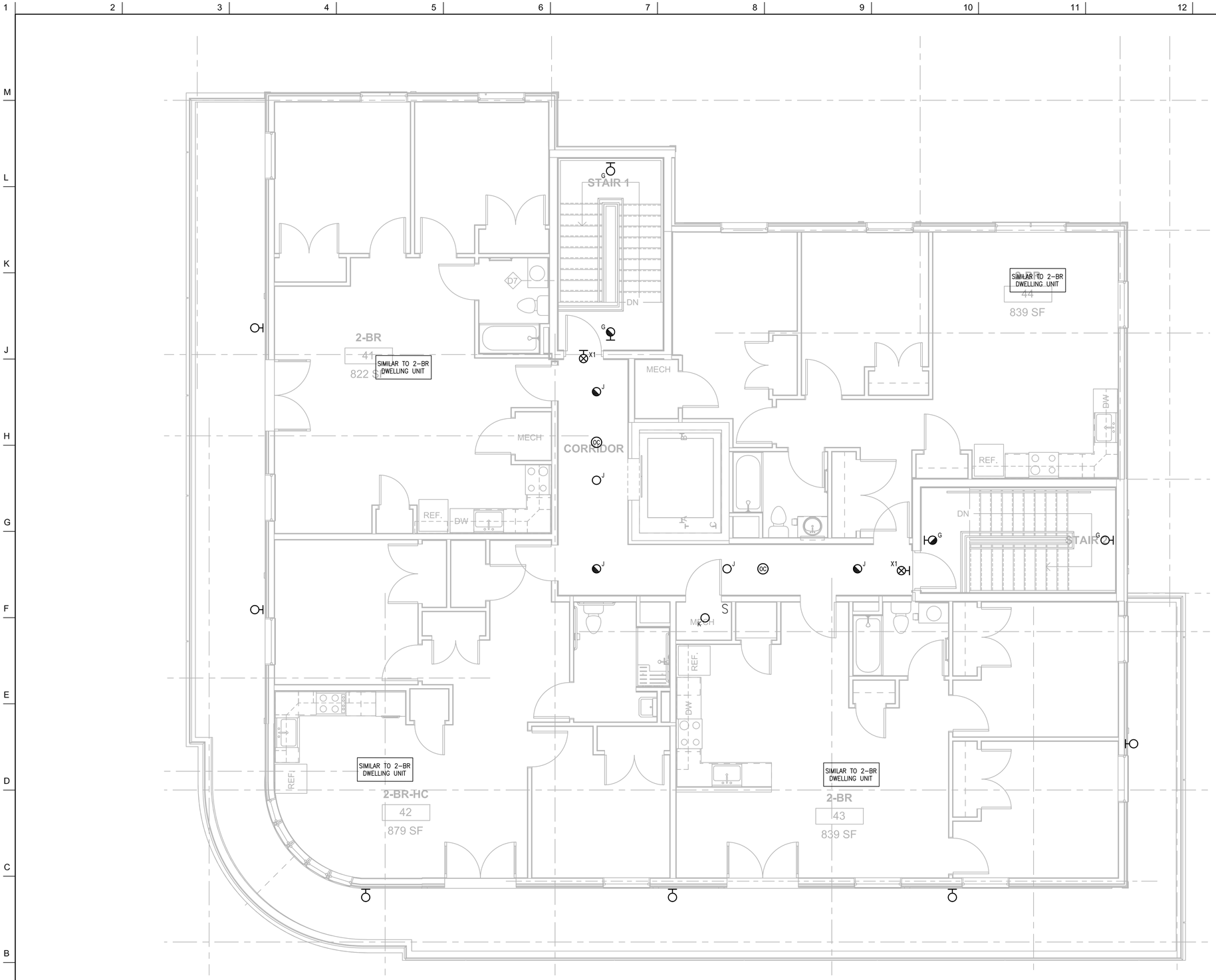
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
THIRD FLOOR
LIGHTING PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E203



1 E204 FOURTH FLOOR LIGHTING PLAN

SCALE: 1/4" = 1'-0"

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Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

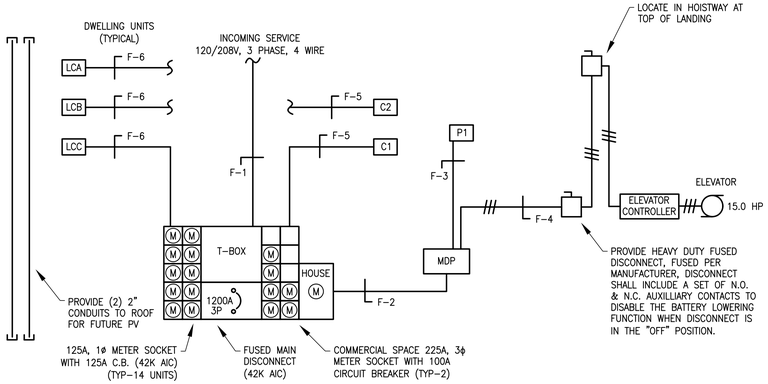
Title
FOURTH FLOOR
LIGHTING PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

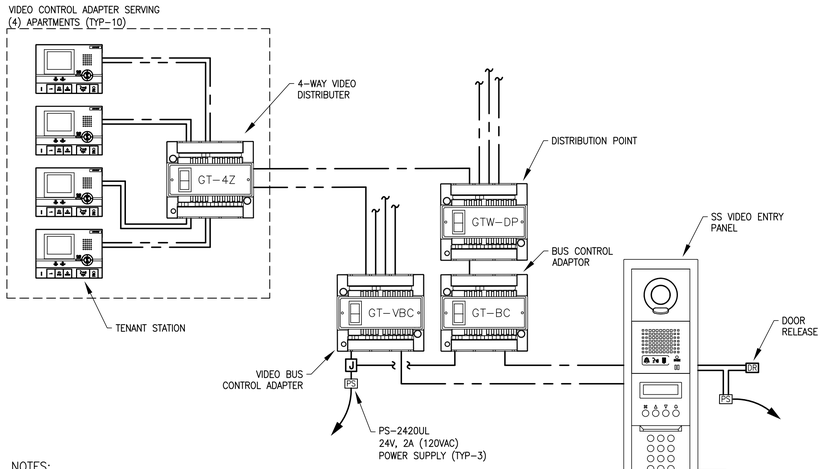
Drawing No.
E204

FEEDER SCHEDULE [1]						
DESIGNATION	CONDUCTOR QUANTITY/SIZE	GROUND	CONDUIT SIZE	CONDUIT QUANTITY	BREAKER/RATING	
					SIZE AMPS	POLE
F-1	(12)600KCMIL	–	4"	3	1200	3
F-2	(4)500KCMIL	(1)#3	3"	1	400	3
F-3	(4)#3/0	(1)#6G	2"	1	–	3
F-4	(3)#6	(1)#8G	3/4"	1	–	3
F-5	(4)#3/0	(1)#6G	2"	1	200	3
F-6	(3)#1	(1)#6G	1-1/2"	1	125	1

[1] BASED ON COPPER CONDUCTORS & 75°C TERMINATIONS



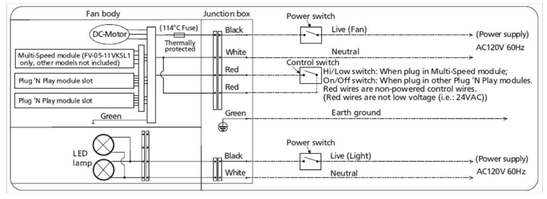
1 E301 ELECTRICAL ONE-LINE
SCALE: NOT TO SCALE



NOTES:

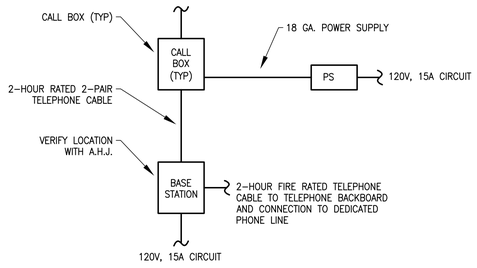
1. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS TO PROVIDE A COMPLETE ENTRY SYSTEM.
2. COORDINATE DOOR RELEASE MECHANISMS AND ASSOCIATED HARDWARE WITH DOOR MANUFACTURER.
3. PROVIDE PROGRAMMING FOR SYSTEM, INCLUDE TRAINING FOR BUILDING MAINTENANCE PERSONNEL.

2 E301 AIPHONE: GT SERIES – INTERCOM/VIDEO ENTRY SYSTEM
SCALE: NTS



3 E301 PANASONIC EXHAUST FAN/LIGHT WIRING DIAGRAM
SCALE: NTS

4 E301 BUILDING EXTERIOR LIGHTING CONTROL
SCALE: NTS



NOTES:

1. LOCATE PER ADA REQUIREMENTS AND IN COORDINATION WITH ARCHITECT.
2. BASE STATION AND CALL BOXES SHALL HAVE INTEGRAL EMERGENCY BATTERIES.
3. PROVIDE PROGRAMMING AND TESTING AND OWNER TRAINING.

5 E301 EMERGENCY 2-WAY COMMUNICATION BASE
SCALE: NTS

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No.	REVISIONS/SUBMISSIONS	Date

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Title
ELECTRICAL ONE-LINE DIAGRAM AND DETAILS

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E301

PLUMBING LEGEND

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BFP	BACKFLOW PREVENTER
BWV	BACKWATER VALVE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COND.	CONDENSATE
CW	COLD WATER
DDC	DIRECT DIGITAL CONTROL
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RETURN
DLW	DEDICATED LAUNDRY WASTE
DU	DWELLING UNIT
ETR	EXISTING TO REMAIN
EC	ELECTRICAL CONTRACTOR
FD	FLOOR DRAIN
FP	FIREPLACE
FPC	FIRE PROTECTION CONTRACTOR
GC	GENERAL CONTRACTOR (CONSTRUCTION MANAGER)
ID	INDIRECT WASTE
MC	MECHANICAL CONTRACTOR (FILED SUB–BID HVAC CONTRACTOR)
NIC	NOT IN CONTRACT
NPW	NON–POTABLE WATER
OSD	OVERFLOW STORM DRAIN
PROVIDE	SUPPLY AND INSTALL
PC	PLUMBING CONTRACTOR
POU	POINT–OF–USE
PRV	PRESSURE REDUCING VALVE
RD	ROOF DRAIN
RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
SD	STORM DRAIN
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VENT
VTR	VENT THROUGH ROOF
W	SANITARY WASTE
P–1	PLUMBING FIXTURE TAG (SEE SCHEDULE)
	CONNECT TO EXISTING
S	TEMPERATURE SENSOR
A	AQUASTAT
P	PRESSURE GAUGE

NEW WORK (BOLD LINE)
EXISTING WORK (LIGHT OR SHADED LINE)
EQUIPMENT TAG (SEE SCHEDULE) DOES NOT REQUIRE ELECTRICAL
EQUIPMENT TAG (SEE SCHEDULE) REQUIRES ELECTRICAL POWER
PUMP/CIRCULATOR
FD FD FLOOR DRAINS
AD AREA DRAINS
RD ROOF DRAIN
CO END CLEAN OUT
CO FLOOR CLEAN OUT; PROVIDE BRASS COVER PLATE AT ALL FINISHED LOCATIONS
VACUUM BREAKER
QUARTER–TURN HOSE BIBB WITH CAP AND CHAIN
AIR VENT (REBUILDABLE TYPE)
BALL VALVE WITH HOSE THREAD, BRASS CAP AND CHAIN
RELIEF VALVE
PITCH DIRECTION
EMERGENCY DRENCH SHOWER & EYE WASH COMBO
PEX MANIFOLD (PC TO DETERMINE NUMBER OF BRANCHES)
CONCENTRIC BOILER VENT
FLEXIBLE CONNECTOR
W WATER METER
G GAS METER
THERMOMETER
OVERFLOW DOWNSPOUT NOZZLE

SD STORM DRAIN PIPING
C CONDENSATE DRAIN PIPING
G LOW PRESSURE GAS PIPING
EPG ELEVATED PRESSURE GAS PIPING
GV GAS VENT LINE
COLD WATER PIPING
DOMESTIC HOT WATER PIPING
DOMESTIC HOT WATER RECIRCULATION PIPING
CA COMBUSTION AIR LINE
CV COMBUSTION VENT LINE
VENT LINE
BURIED VENT LINE
WASTE PIPING
BURIED WASTE PIPING
DROP, PIPE DOWN
RISER, PIPE UP
PIPE DOWN FROM TWO SIDES
BALL VALVE W/ DRAIN
BALL VALVE
BALANCING/ISOLATION VALVE
PRESSURE REDUCING VALVE
SPRING CHECK VALVE
RPZ REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER
THERMOSTATIC 3–WAY VALVE
UNION
FLANGE
GAS SHUT OFF VALVE
BWV BACKWATER VALVE
STRAINER WITH BALL VALVE W/ 3/4" HOSE CONNECTION, BRASS CAP AND CHAIN

GENERAL PLUMBING NOTES

1. GENERAL CONDITIONS & SPECIFICATIONS: THE GENERAL CONDITIONS, AND SPECIFICATIONS ARE PART OF THIS WORK. IT IS THE PLUMBING CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND BE FAMILIAR WITH THESE CONDITIONS & SPECIFICATIONS.
2. CODES AND ORDINANCES: INSTALLATION OF THE SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL MECHANICAL CODE, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, CODES, AND ORDINANCES.
3. REQUIREMENTS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND CERTIFICATES.
4. DESIGN: EQUIPMENT AND ACCESSORIES NOT SPECIFICALLY DESCRIBED OR IDENTIFIED BY MANUFACTURER'S CATALOG NUMBERS SHALL BE DESIGNED IN CONFORMITY WITH ASME, ASPE, AGA, UL OR OTHER APPLICABLE TECHNICAL STANDARDS, SUITABLE FOR MAXIMUM REQUIRED WORKING PRESSURE AND SHALL HAVE NEAT AND FINISHED APPEARANCE.
5. INSTALLATION: ERECT EQUIPMENT IN NEAT AND WORKMANLIKE MANNER; INSTALL SO THAT CONNECTING AND DISCONNECTING OF PIPES, EQUIPMENT AND ACCESSORIES CAN BE MADE READILY AND SO THAT ALL PARTS ARE EASILY ACCESSIBLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND THE BEST STANDARD PRACTICE FOR THIS TYPE OF WORK.
6. STANDARD PRACTICE: IT IS NOT INTENDED THAT THE DRAWINGS SHALL SHOW EVERY FITTING, CONNECTION, OR APPLIANCE. THIS CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS IN ACCORDANCE WITH THE BEST STANDARD PRACTICE OF THE TRADE.
7. EQUIPMENT LOCATION: THE P.C. SHALL VERIFY THE LOCATIONS AND MOUNTING HEIGHTS OF ALL EQUIPMENT AND MATERIALS, AND THE EXACT ROUTING OF ALL PIPES, WITH THE OWNER'S REPRESENTATIVE IN THE FIELD, PRIOR TO COMMENCING ANY WORK. ANY CONFLICTS WITH LOCATIONS, OR PROBLEMS ENCOUNTERED WITH ROUTING, SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION. COORDINATE ELECTRICAL CHARACTERISTICS FOR ALL EQUIPMENT WITH E.C. BEFORE ORDERING EQUIPMENT. COORDINATE WITH M.C. FOR CW FEEDS, CONDENSATE, DHW, ETC.
8. MATERIALS: ALL MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE NEW WITHOUT IMPERFECTIONS AND SHALL BE DELIVERED, ERECTED, CONNECTED, AND FINISHED IN EVERY DETAIL WHEREVER POSSIBLE, ALL TRIM, ACCESSORIES, AND PARTS SHALL BE OF THE SAME MANUFACTURER AS THE RELATED EQUIPMENT AND FIXTURES.
9. PLUMBING: ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS FUEL GAS AND PLUMBING CODE, 248 CMR, & NFPA 54.
10. ELECTRICAL: ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL LOCAL REQUIREMENTS.
11. GENERAL COORDINATION: EXAMINE ALL DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS FOR REQUIREMENTS WHICH AFFECT THE WORK OF THIS SECTION. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING, OR AFFECTED BY, WORK OF THIS SECTION. COOPERATE WITH OTHER TRADES TO ENSURE THE STEADY PROGRESS OF THE WORK.
12. PROTECTION OF EQUIPMENT AND MATERIALS: RESPONSIBILITY FOR CARE AND PROTECTION OF ALL MATERIALS AND WORK RESTS WITH THIS CONTRACTOR AT ALL TIMES UNTIL IT HAS BEEN APPROVED.
13. GUARANTEE: ALL NEW COMPONENTS OF THE INSTALLATION SHALL BE GUARANTEED IN WRITING BY THIS CONTRACTOR TO BE FREE FROM DEFECTS OF MANUFACTURE AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN ACCEPTANCE OF THE ENTIRE BUILDING BY THE ENGINEER. ANY DEFECTS FOUND SHALL BE REPAIRED BY THE PLUMBING CONTRACTOR AT THEIR OWN EXPENSE.
14. NOTIFICATION: THE P.C. SHALL NOTIFY THE ENGINEER UPON: (1) COMPLETION OF ALL ROUGH PIPING, BEFORE CLOSURE OF ANY TRENCHES, OPEN WALL CAVITIES OR CHASES. (2) UPON "SUBSTANTIAL COMPLETION" OF ALL SYSTEMS INCLUDING OPERATIONAL SYSTEMS AND FINISH WORK. AFTER "SUBSTANTIAL COMPLETION", THE ARCHITECT WILL PREPARE A PUNCH LIST OF ITEMS TO BE CORRECTED. THE P.C. SHALL CORRECT ANY DEFICIENCIES FOUND PROMPTLY, AT THEIR OWN EXPENSE.
15. FINAL COMPLETION: THE WORK SHALL NOT BE CONSIDERED COMPLETE UNTIL THE PUNCH LIST IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND ALL FINAL INSPECTIONS HAVE BEEN COMPLETED.
16. THE REQUIREMENTS OF THE STRETCH CODE HAVE BEEN ADOPTED BY THE LOCAL AUTHORITY, APPENDIX 115 AA, 780CMR. ALL WORK PERFORMED MUST CONFORM TO THESE REQUIREMENTS.

PLUMBING FIXTURE SCHEDULE

DWG ID	FIXTURE	MANUFACTURER	MODEL NO	REMARKS	GPM GPF	WASTE	VENT	CW	DHW
P–1	TOILET SEAT	TOTO TOTO	CST744EL DRAKE SS114	FLOOR–MOUNT, TANK–TYPE, ELONGATED, UNIVERSAL–HEIGHT, ADA, MaP: 1000G [4][6] SOFTCLOSE SEAT, ELONGATED, CLOSED FRONT, WITH LID	1.28 –	3" –	1–1/2" –	1/2" –	– –
P–2	LAVATORY FAUCET	TOTO SYMMONS	LT401.4 SLS2012–1.0 SYMMETRIX	DROP–IN, SELF–RIMMING, VITREOUS CHINA, CONCEALED FRONT OVERFLOW, 17–3/4"x20–3/4", ADA [6] SINGLE HANDLE, SINGLE HOLE DECK–MOUNT, POP–UP DRAIN, LIFT–ROD ASSEMBLY, LOW–FLOW AERATOR, ADA	– 1.0	1–1/2" –	1–1/4" –	– 1/2"	– 1/2"
P–3	BATHTUB SHOWER VALVE	AMERICAN STANDARD SYMMONS	239X.202 PRINCETON S–5502–X–1.5 ELM	AMERICAST, RECESS BATH, INTEGRAL OVERFLOW, LIFT & TURN DRAIN STOPPER, INTEGRAL APRON, [12] 60"x30"x14 PRESSURE–BALANCING, INTEGRAL SERVICE STOPS, DIVERTER TUB SPOUT, 3–MODE SPRAY SHOWER [6] HEAD	– 1.5	1–1/2" –	1–1/4" –	– 1/2"	– 1/2"
P–4	ADA SHOWER SHOWER VALVE	COMFORT DESIGNS SYMMONS	SST 6232 TR .75 C–96–300–B30–V–X	MOLDED, REINFORCED FIBERGLASS, 62–5/8"x32–1/2"x78", 18 GA SS GRAB BARS, WOOD–GRAIN [12] PHENOLIC FOLD–UP SEAT, INTEGRAL FRONT TRENCH DRAIN, 3/4" THRESHOLD PRESSURE–BALANCING MIXING VALVE, LEVER HANDLE, INTEGRAL SERVICE STOPS, WALL/HAND SHOWER, FLEXIBLE METAL HOSE, IN–LINE VACUUM BREAKER, 30" SLIDE BAR [6][9]	– 1.5	2" –	1–1/4" –	– 1/2"	– 1/2"
P–4A	SHOWER BASE SHOWER VALVE	COMFORT DESIGNS SYMMONS	SSB 3838 TR .75 C–96–1–X–1.5	SOLID SURFACE MOLDED REINFORCES FIBERGLASS, 38–1/2"x38–1/2"x4–1/2" OD, INTEGRAL FRONT DRAIN (CENTER), 3/4" THRESHOLD [12] COMMERCIAL SERIES, TEMPTROL PRESSURE–BALANCING MIXING VALVE, ADJUSTABLE STOP [6][9]	– 1.5	2" –	1–1/4" –	– 1/2"	– 1/2"
P–5	KITCHEN SINK KITCHEN FAUCET DRAIN DISPOSAL	ELKAY DELTA ELKAY IN–SINK–ERATOR	ECTSR25220BG CROSSTOWN 9159T–DST TRINSIC LK99 PRO 750 EVOLUTION	UNIVERSAL–MOUNT, SINGLE BOWL, 18 GA SS, 33"x22"x9, WITH SOUND GUARD UNDERCOAT [13][15] SINGLE HANDLE, DECK–MOUNT, 2–FUNCTION PULL–DOWN SPRAYER TYPE 304 STAINLESS STEEL BODY, REMOVABLE CONICAL BASKET STRAINER, RUBBER STOPPER CONTINUOUS FEED, 3/4 HP, SOUNDSEAL PLUS, MULTIGRIND, AUTO–REVERSE	– 1.5 – –	1–1/2" – – –	1–1/4" – – –	– 1/2" – –	– 1/2" – –
P–6	ADA KITCHEN SINK ADA KITCHEN FAUCET DISPOSAL	ELKAY DELTA IN–SINK–ERATOR	ELUHAD281655PD LUSTERTONE 9159T–DST TRINSIC PRO 750 EVOLUTION	UNDER–MOUNT, SINGLE BOWL, 18 GA SS, 30–1/2"x18–1/2"x5–3/8, WITH REAR CENTER PERFECT DRAIN SINGLE HANDLE, DECK–MOUNT, 2–FUNCTION PULL–DOWN SPRAYER [13][15] CONTINUOUS FEED, 3/4 HP, SOUNDSEAL PLUS, MULTIGRIND, AUTO–REVERSE	– 1.5 –	1–1/2" – –	1–1/4" – –	– 1/2" –	– 1/2" –
P–7	JANITOR'S SINK FAUCET	FIAT FIAT	MSB2424 830 AA	MOLDED STONE, FLOOR–MOUNTED, 10" HIGH WALLS, 1" WIDE SHOULDERS, STAINLESS STEEL DOME STRAINER, STAINLESS STEEL LINT BASKET, STAINLESS STEEL WALL GUARD WALL–MOUNT, VACUUM BREAKER, ADJUSTABLE WALL BRACE, PAIL HOOK, 3/4" HOSE THREAD ON SPOUT, 4–ARM HANDLES, 3" HEAVY DUTY 5/8" RUBBER HOSE, STAINLESS STEEL BRACKET WITH RUBBER GRIP	– –	3" –	1–1/2" –	– 1/2"	– 1/2"
P–8	FLOOR DRAIN TRAP PRIMER	J R SMITH J R SMITH	2005–P050–NB 2699	GENERAL SERVICE, DUCO CAST IRON BODY, FLASHING COLLAR, ADJUSTABLE STRAINER HEAD, 1/2" TRAP PRIMER CONNECTION AUTOMATIC, CAST BRONZE, 1/2" CONNECTION	– –	2" –	1–1/4" –	– 1/2"	– –
P–9	INTERIOR HOSE BIBB	WOODFORD	MODEL 86	CLOSE–COUPLED, BACKFLOW–PROTECTED, LOOSE TEE KEY	–	–	–	1/2"	–
P–10	EXTERIOR WALL HYDRANT	WOODFORD	B65	FREEZE–PROOF, VACUUM BREAKER, ANTI–SIPHON, TEE KEY–OPERATED, CHROME FINISH, WITH BRASS BOX AND DOOR	–	–	–	3/4"	'
P–11	ROOF DRAIN OVERFLOW DRAIN	J R SMITH	1800–U–AE–CID	DUCO CAST IRON BODIES, COMBINED FLASHING CLAMP & GRAVEL STOP, DECK PLATE, OVERFLOW DRAIN WITH 3–1/2" HIGH INTERNAL WATER DAM STANDPIPE, ADJUSTABLE EXTENSION, VANDAL–PROOF CAST IRON DOME	–	SEE PLAN FOR SIZING	–	–	–
P–12	OVERFLOW DOWNSPOUT NOZZLE	J R SMITH	1770–NB–BS	CAST NICKEL–BRONZE AND FLANGE, BIRD SCREEN	–	SEE PLAN FOR SIZING	–	–	–
P–13	LAUNDRY VALVE	SYMMONS	W–602–x	IN–WALL SUPPLY & DRAIN, BRASS SUMP PAN, LEVER CONTROL, WITH SERVICE STOPS [14]	–	2"	1–1/4"	1/2"	1/2"
P–14	COMMERCIAL TOILET FLUSH VALVE SEAT CLOSET CARRIER	AMERICAN STANDARD AMERICAN STANDARD AMERICAN STANDARD J R SMITH	2257.101 AFWALL 6047.121.002 5901.100 0450	WALL–MOUNT, FLUSH VALVE, TOP–SPUD, ELONGATED, HIGH EFFICIENCY, SIPHON JET, MaP: 1000g MANUAL FLUSH, PISTON–TYPE, HIGH PRESSURE VACUUM BREAKER, NON–HOLD OPEN HANDLE HEAVY DUTY, OPEN FRONT, LESS COVER COMPACT, CENTER LINE TYPE	– – – –	3" – – –	1–1/2" – – –	– 1" – –	– – – –
P–15	COMMERCIAL LAVATORY FAUCET CONCEALED ARM CARRIER	AMERICAN STANDARD AMERICAN STANDARD J R SMITH	0954.000 MURRO 7502.170 MONTERREY 0710	WALL–MOUNT, REAR OVERFLOW, RECESSED SELF–DRAINING DECK, DRILLED FOR CONCEALED ARM CARRIER, 22"x21–1/4", WITH VITREOUS CHINA SHROUD (0059.020) DECK–MOUNT, CENTERSET, WRIST BLADE HANDLES, GRID STRAINER DRAIN	– – –	1–1/2" – –	1–1/4" – –	– 1/2" –	– 1/2" –

[1] PROVIDE QUARTER–TURN STOP VALVES. FOR CONCEALED–TYPE FIXTURES PROVIDE INTEGRAL STOP VALVES OR CONCEALED STOP VALVES WITH ACCESS PANEL. FOR EXPOSED FIXTURES PROVIDE CHROME–PLATED VALVES, PIPING, AND ESCUTCHEONS FOR EACH FIXTURE.
[2] PROVIDE AIR CHAMBERS @ CONNECTIONS TO ALL FIXTURES.
[3] ARCHITECT WILL SELECT COLOR AND FINISH DURING SUBMITTAL REVIEW. COLOR AND FINISH WILL BE SELECTED FROM MANUFACTURER'S STANDARD OPTIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
[4] SELECT HANDEDNESS OF FIXTURE SUCH THAT HANDLE IS LOCATED ON APPROACH SIDE
[5] ALL PLUMBING FIXTURES SHALL BE LEAD–FREE AS REQUIRED BY THE "REDUCTION OF LEAD IN DRINKING WATER ACT".
[6] FIXTURE SHALL BE EPA WATERSENSE LABELLED. WHERE FIXTURE MANUFACTURER HAS NOT APPLIED FOR WATERSENSE CERTIFICATION, FIXTURE HAS BEEN SPECIFIED TO MEET WATERSENSE GUIDELINES.
[7] ALL TRAPS SHALL BE CHROME–PLATED BRASS.
[8] PROVIDE CLEANOUT AT KITCHEN SINKS.
[9] PROVIDE MANUFACTURER'S FLOW–LIMITING SPINDLE TO LIMIT FLOW TO 1.5 GPM.
[10] CONFIRM LOCATION OF SHOWER VALVE AND HEAD WITH ARCHITECT PRIOR TO INSTALLATION.
[11] PROVIDE TRU–BRO PIPE PROTECTION PADDING
[12] VERIFY MEASUREMENT/SIZE IN FIELD BEFORE ORDERING (E.G TUBS & HC SHOWERS).
[13] PROVIDE WASTE AND DHW CONNECTION FOR DISHWASHER.
[14] PROVIDE ASSE–1010 COMPLIANT WATER HAMMER ARRESTER. UNIT SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION
[15] PROVIDE CW CONNECTION TO REFRIGERATOR ICE MAKER. PROVIDE DEDICATED 1/4–TURN ISOLATION VALVE IN SINK BASE CABINET AND 1/4" PIPING TO ICE MAKER.

PLUMBING EQUIPMENT SCHEDULE

– – REQUIRES ELECTRICITY
– – DOES NOT REQUIRE ELECTRICITY [1]

DWG ID	EQUIPMENT	MANUFACTURER	MODEL NUMBER	PERFORMANCE	ELECTRICAL DATA V/Φ/Hz HP
DHW–1	DHW HEATER	NAVIEN	NPE–240A	199,000 BTU/Hr, 96 EFF., 5.6 GPM @ 67°ΔT, 3/4" CW/DHW CONNECTION, 82 LBS, DIRECT VENT	120/1/60
DHW–2	ELECTRIC INSTANTANEOUS DHW HEATER	EEMAX	SP4208–EX	UNDER SINK MOUNT, NI CHROME ELEMENT, UL–LISTED, 1/2" COMPRESSION FITTINGS AT BOTTOM OF UNIT	208/1/60
SP–1	SIMPLEX PUMP ALARM/CONTROLS	ZOELLER ZOELLER	MODEL 161 MODEL 10–2149	OIL GUARD SYSTEM, POWDER COATED EPOXY CAST IRON, STAINLESS STEEL FITTINGS, 85 GPM/15 FT HD NEMA 4X WATERTIGHT ENCLOSURE, OIL SMART LIQUID ALARM SWITCH, AUDIBLE/VISUAL ALARMS, VARIABLE LEVEL FLOAT SWITCH, LINE CORD	115/1/60 1/2Hp
TV–1	DHW TEMPERING VALVE	HONEYWELL	AM–101–1	PROPORTIONAL THERMOSTATIC MIXING AND DIVERTING VALVE, MAX FLOW 12 GPM, CV 3.1	N/A

[1] COORDINATE ALL ELECTRICAL CHARACTERISTICS W/ EC BEFORE ORDERING EQUIPMENT.

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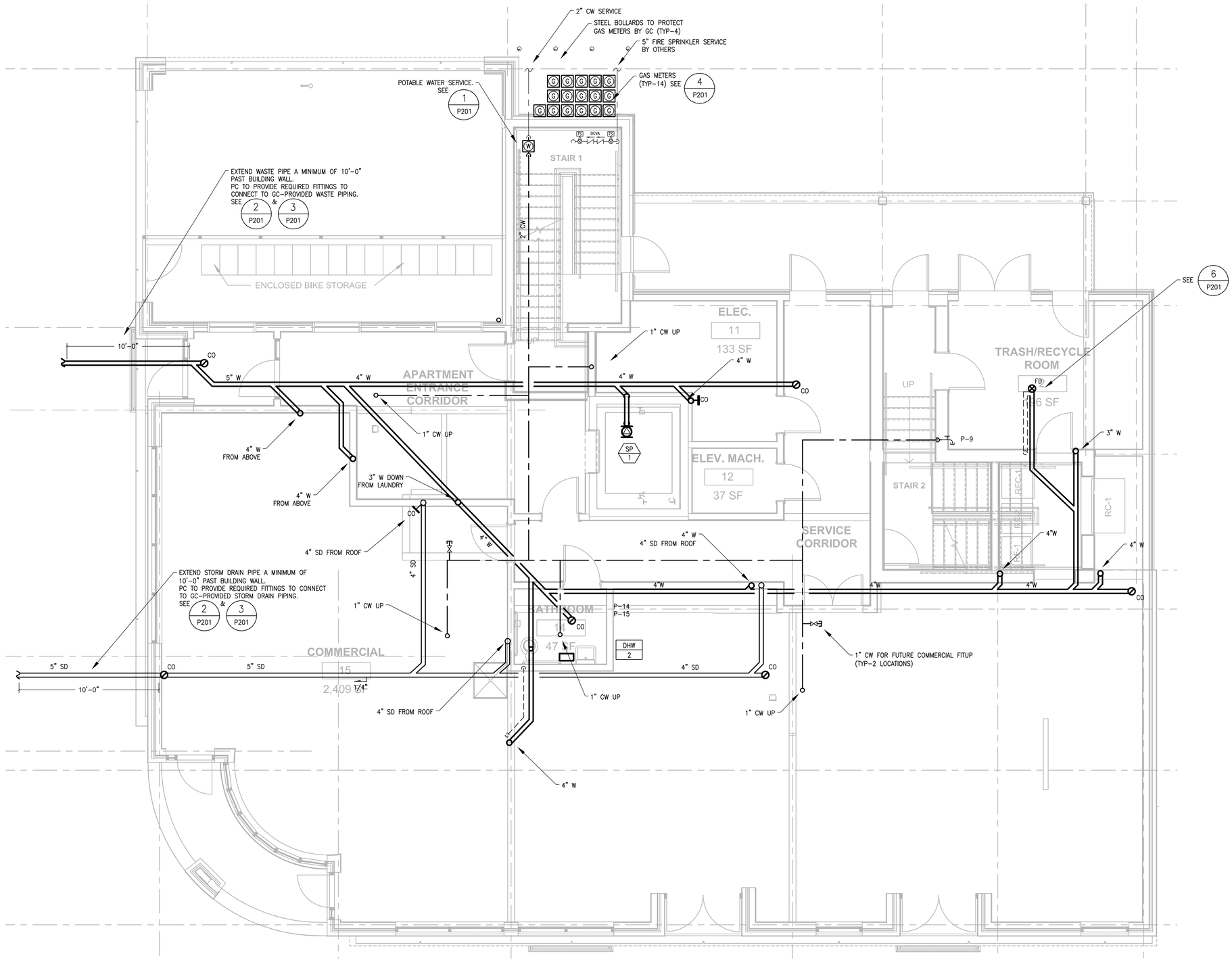
Title
PLUMBING LEGEND, NOTES, & SCHEDULES

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019
Drawing No.	P001



1 P101 FIRST FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
4. PC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATION OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED IN DRAWINGS. NO FIELD MODIFICATIONS OF FLOOR FRAMING IS PERMITTED.
5. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
6. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
7. INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
8. INSULATE ALL CW, DHW, DHWR, & STORM DRAIN PIPING.
9. ALL WASTE & STORM PIPING RUNNING THROUGH GARAGE AREAS SHALL BE INSULATED WITH 1" FIBERGLASS.
10. PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
11. PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
12. ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC. ALL WASTE AND VENTS WITHIN AND/OR SERVING COMMERCIAL SPACES AND GARAGE TO BE CAST IRON. ALL WASTE AND VENT BELOW SLAB TO BE CAST IRON.
13. ALL VERTICAL WASTE & STORM PIPING RISERS RUNNING THROUGH GARAGE AREAS SHALL INCLUDE ALUMINUM PROTECTIVE COVERING
14. ALL PVC WASTE PIPE RISERS THROUGH RESIDENTIAL SPACES SHALL BE INSULATED WITH 1" FIBERGLASS
15. PROVIDE 1/2" CLOSED-CELL FOAM SLEEVES FOR ALL PIPE WHICH PENETRATES SLAB-ON-GRADE FLOOR PRIOR TO POURING CONCRETE.
16. PROVIDE LOCAL ISOLATION, STOP VALVE, ETC. FOR DHW AND CW FEEDS TO EACH PLUMBING FIXTURE
17. VENT FIXTURES PER SCHEDULE AND CONNECT TO RISERS & VENT MAINS SHOWN ON PLAN. ALL VENT PIPING NOT SHOWN.
18. PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
19. PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
20. PRIME AND PAINT ALL EXTERIOR GAS PIPE PER SPEC.
21. FOR RISER DIAGRAMS AND PIPE SIZES, SEE P301. P302, P303, & P304.

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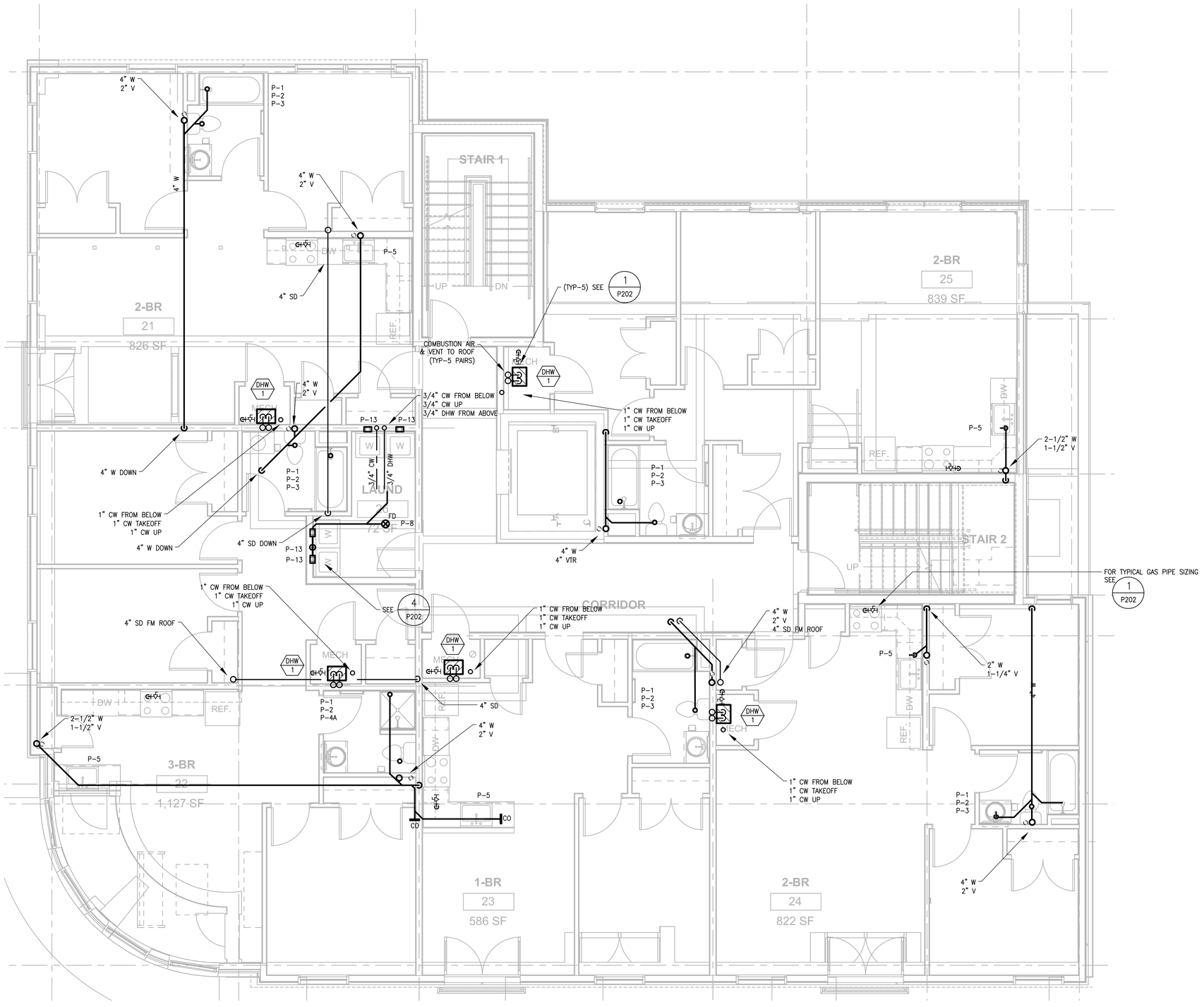
Title
FIRST FLOOR
PLUMBING PLAN

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
P101



1 P102 SECOND FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
4. PC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATION OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED IN DRAWINGS. NO FIELD MODIFICATIONS OF FLOOR FRAMING IS PERMITTED.
5. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
6. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
7. INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
8. INSULATE ALL CW, DHW, DHWR, & STORM DRAIN PIPING.
9. ALL WASTE & STORM PIPING RUNNING THROUGH GARAGE AREAS SHALL BE INSULATED WITH 1" FIBERGLASS.
10. PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
11. PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
12. ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC. ALL WASTE AND VENTS WITHIN AND/OR SERVING COMMERCIAL SPACES AND GARAGE TO BE CAST IRON. ALL WASTE AND VENT BELOW SLAB TO BE CAST IRON.
13. ALL VERTICAL WASTE & STORM PIPING RISERS RUNNING THROUGH GARAGE AREAS SHALL INCLUDE ALUMINUM PROTECTIVE COVERING
14. ALL PVC WASTE PIPE RISERS THROUGH RESIDENTIAL SPACES SHALL BE INSULATED WITH 1" FIBERGLASS
15. PROVIDE 1/2" CLOSED-CELL FOAM SLEEVES FOR ALL PIPE WHICH PENETRATES SLAB-ON-GRADE FLOOR PRIOR TO POURING CONCRETE.
16. PROVIDE LOCAL ISOLATION, STOP VALVE, ETC. FOR DHW AND CW FEEDS TO EACH PLUMBING FIXTURE
17. VENT FIXTURES PER SCHEDULE AND CONNECT TO RISERS & VENT MAINS SHOWN ON PLAN. ALL VENT PIPING NOT SHOWN.
18. PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
19. PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
20. PRIME AND PAINT ALL EXTERIOR GAS PIPE PER SPEC.
21. FOR RISER DIAGRAMS AND PIPE SIZES, SEE P301. P302, P303, & P304.

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117 BROADWAY
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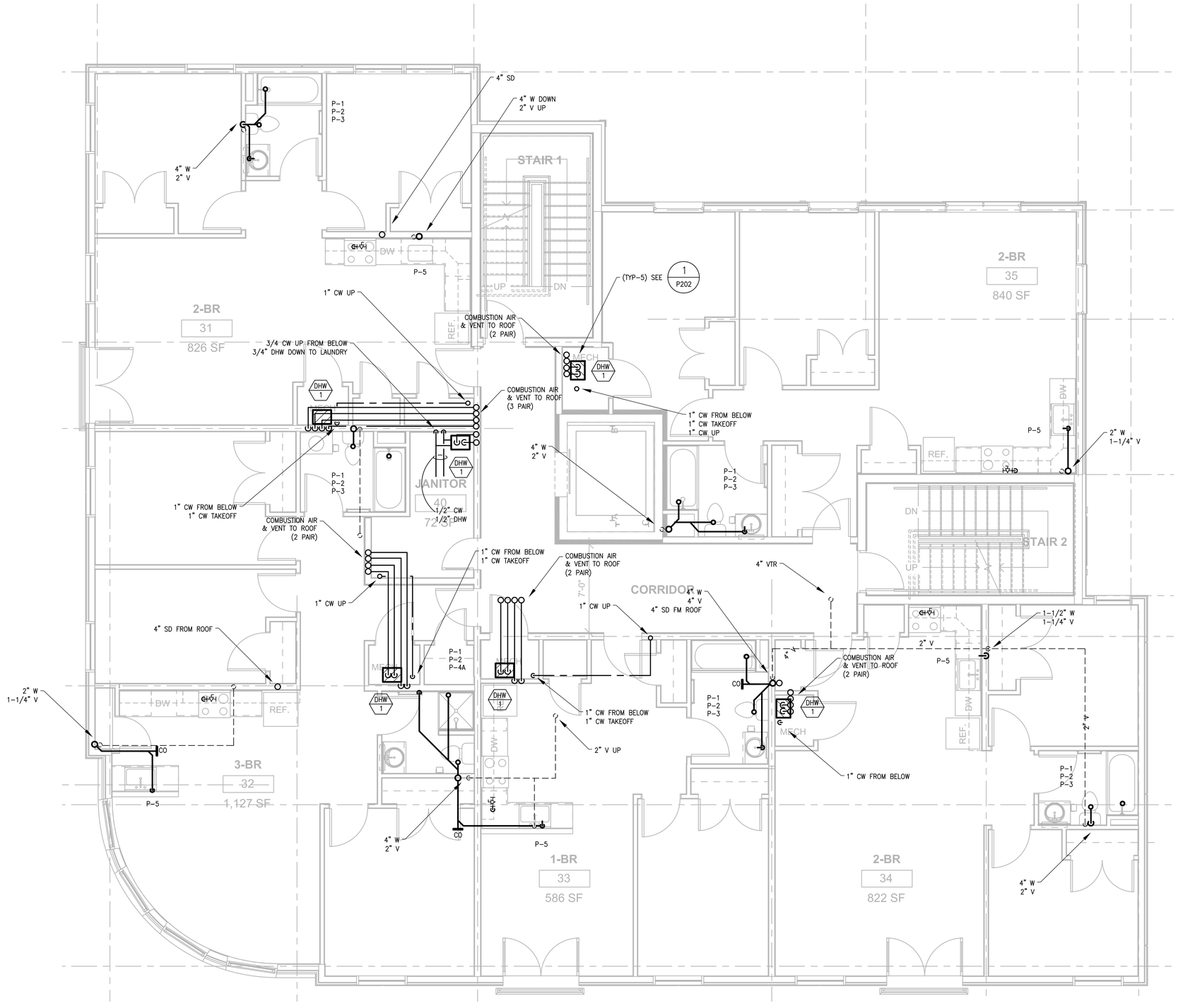
Title
SECOND FLOOR
PLUMBING PLAN

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
P102



1 P103 THIRD FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
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7. INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
8. INSULATE ALL CW, DHW, DHWR, & STORM DRAIN PIPING.
9. ALL WASTE & STORM PIPING RUNNING THROUGH GARAGE AREAS SHALL BE INSULATED WITH 1" FIBERGLASS.
10. PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
11. PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
12. ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC. ALL WASTE AND VENTS WITHIN AND/OR SERVING COMMERCIAL SPACES AND GARAGE TO BE CAST IRON. ALL WASTE AND VENT BELOW SLAB TO BE CAST IRON.
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16. PROVIDE LOCAL ISOLATION, STOP VALVE, ETC. FOR DHW AND CW FEEDS TO EACH PLUMBING FIXTURE
17. VENT FIXTURES PER SCHEDULE AND CONNECT TO RISERS & VENT MAINS SHOWN ON PLAN. ALL VENT PIPING NOT SHOWN.
18. PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
19. PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
20. PRIME AND PAINT ALL EXTERIOR GAS PIPE PER SPEC.
21. FOR RISER DIAGRAMS AND PIPE SIZES, SEE P301. P302, P303, & P304.

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Title
THIRD FLOOR
PLUMBING PLAN

Designed	RWS
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Project No.	16045.00
Scale	As Noted
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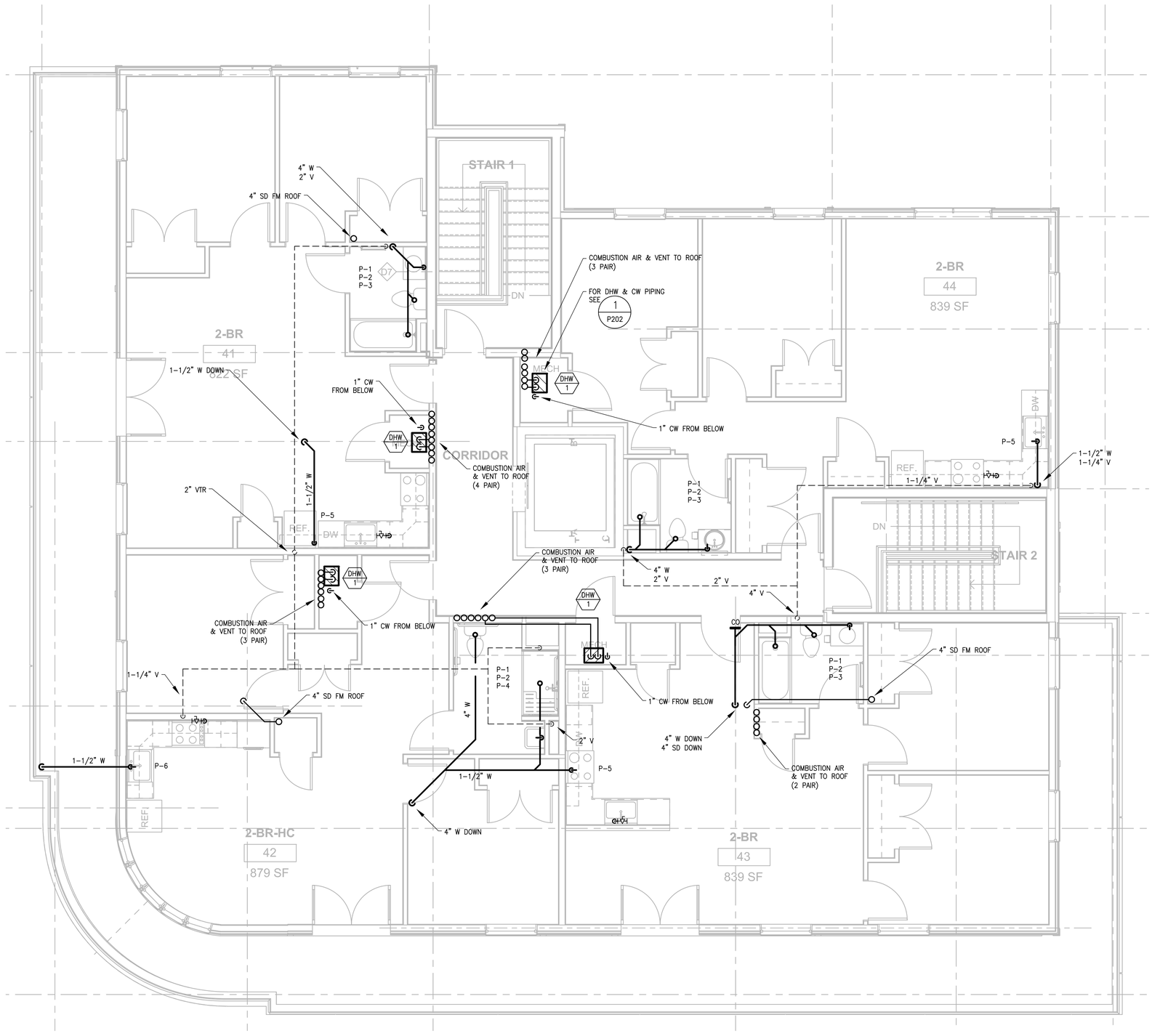
Drawing No.
P103



1 P104 FOURTH FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
4. PC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATION OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED IN DRAWINGS. NO FIELD MODIFICATIONS OF FLOOR FRAMING IS PERMITTED.
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6. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
7. INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
8. INSULATE ALL CW, DHW, DHWR, & STORM DRAIN PIPING.
9. ALL WASTE & STORM PIPING RUNNING THROUGH GARAGE AREAS SHALL BE INSULATED WITH 1" FIBERGLASS.
10. PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
11. PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
12. ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC. ALL WASTE AND VENTS WITHIN AND/OR SERVING COMMERCIAL SPACES AND GARAGE TO BE CAST IRON. ALL WASTE AND VENT BELOW SLAB TO BE CAST IRON.
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21. FOR RISER DIAGRAMS AND PIPE SIZES, SEE P301. P302, P303, & P304.

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Title
FOURTH FLOOR
PLUMBING PLAN

Designed	RWS
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Project No.	16045.00
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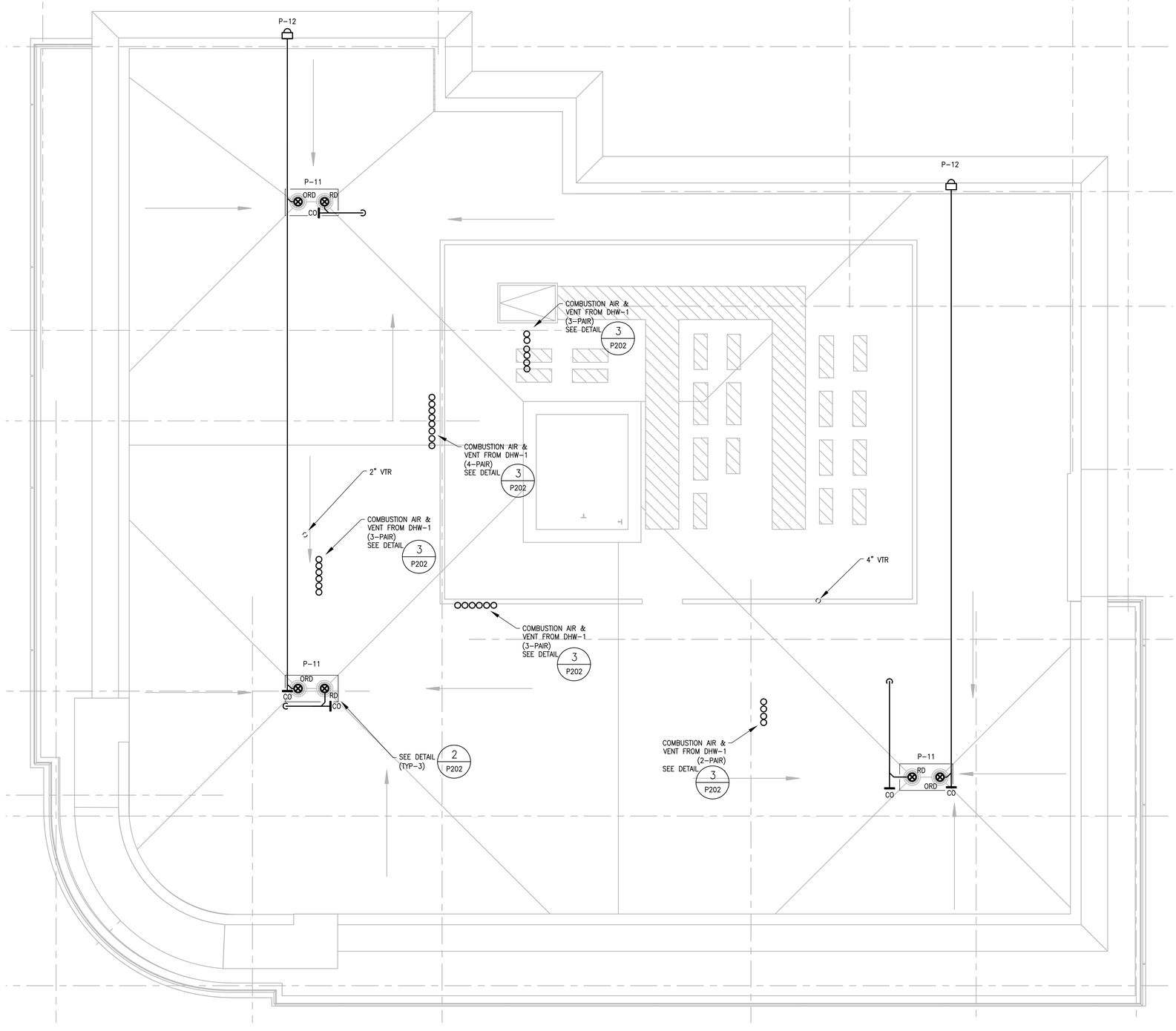
Drawing No.
P104



1 / P105 ROOF PLUMBING PLAN

SCALE: 1/4" = 1'-0"

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Title
ROOF PLUMBING PLAN

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Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
P105

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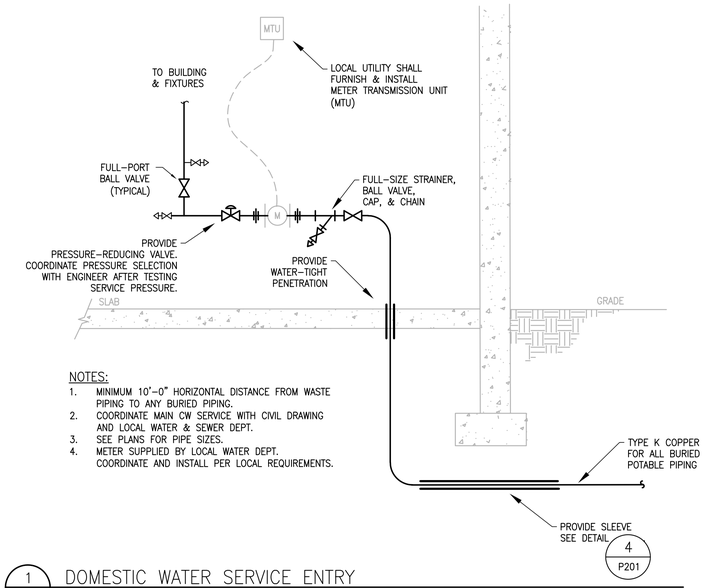
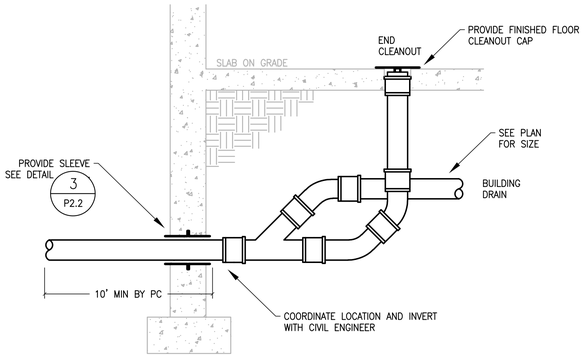
WATER METER:
WATER METER PROVIDED BY LOCAL UTILITY.
INSTALLATION SHALL INCLUDE 1" TEST TAP
WITH 1-1/4" FORD BALL VALVE.

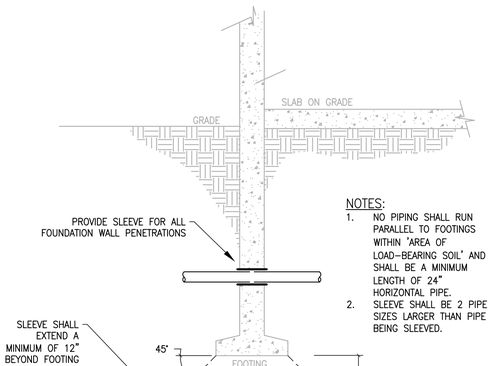


NOTES:
1. MINIMUM 10'-0" HORIZONTAL DISTANCE FROM WASTE PIPING TO ANY BURIED PIPING.
2. COORDINATE MAIN CW SERVICE WITH CIVIL DRAWING AND LOCAL WATER & SEWER DEPT.
3. SEE PLANS FOR PIPE SIZES.
4. METER SUPPLIED BY LOCAL WATER DEPT. COORDINATE AND INSTALL PER LOCAL REQUIREMENTS.

1 P201 DOMESTIC WATER SERVICE ENTRY
SCALE: NTS



2 P201 SEWER & STORM DRAIN @ FOUNDATION WALL
SCALE: N.T.S.



NOTES:
1. NO PIPING SHALL RUN PARALLEL TO FOOTINGS WITHIN "AREA OF LOAD-BEARING SOIL" AND SHALL BE A MINIMUM LENGTH OF 24" HORIZONTAL PIPE.
2. SLEEVE SHALL BE 2 PIPE SIZES LARGER THAN PIPE BEING SLEEVED.

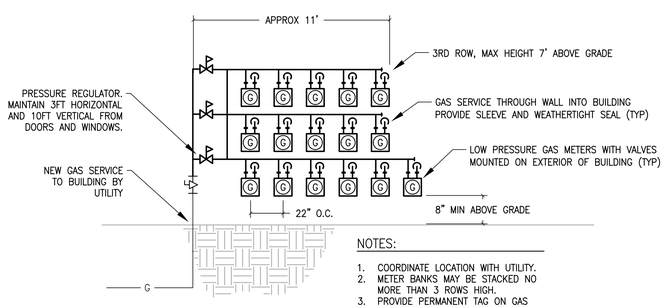
3 P201 PIPE SLEEVE DETAIL
SCALE: NTS

APT	GAS PIPE SIZE
21	1"
22	1-1/4"
23	1-1/4"
24	1-1/4"
25	1-1/4"

APT	GAS PIPE SIZE
31	1-1/4"
32	1-1/4"
33	1-1/4"
34	1-1/4"
35	1-1/4"

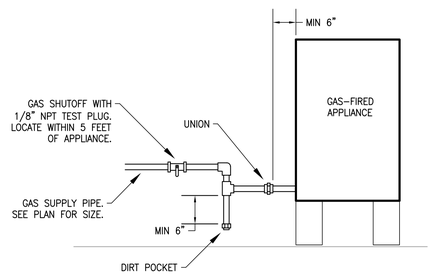
APT	GAS PIPE SIZE
41	1-1/4"
42	1-1/4"
43	1-1/4"
44	1-1/4"

COMMERCIAL	2"
COMMERCIAL	2"

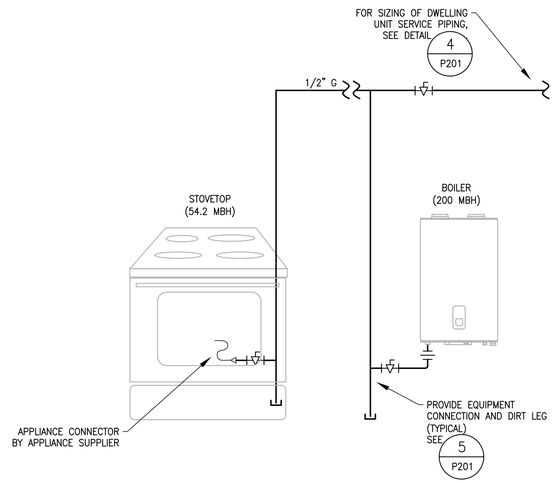


NOTES:
1. COORDINATE LOCATION WITH UTILITY.
2. METER BANKS MAY BE STACKED NO MORE THAN 3 ROWS HIGH.
3. PROVIDE PERMANENT TAG ON GAS LINE INDICATING UNIT SERVED.

4 P201 GAS SERVICE ENTRY
SCALE: NTS



5 P201 GAS APPLIANCE CONNECTION DETAIL
SCALE: NTS



6 P3.2 TYPICAL DWELLING UNIT GAS PIPING SCHEMATIC
SCALE: NTS

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Title
PLUMBING DETAILS

Designed	RWS
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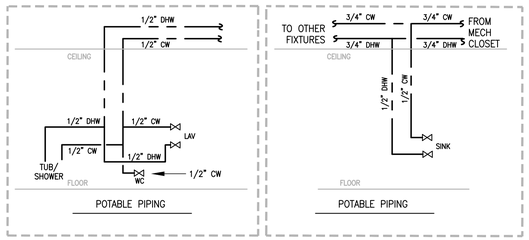
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

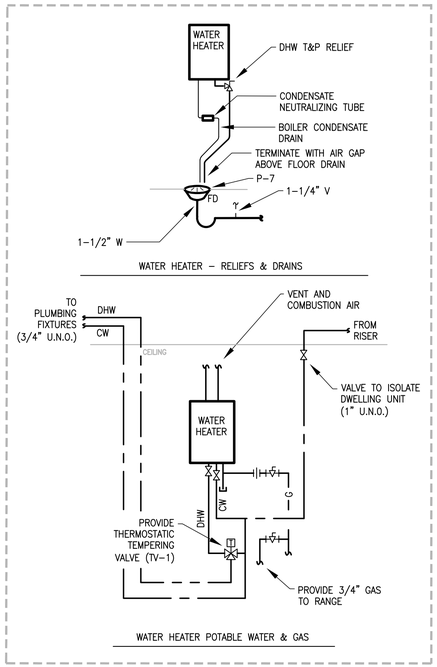
Drawing No.
P201



NOTES:

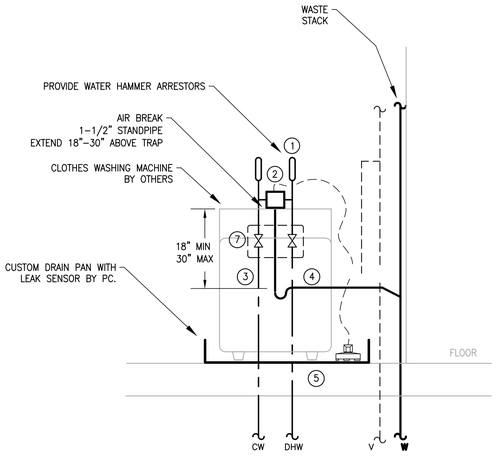
1. INSULATE ALL CW & DHW PIPING
2. FOR RISER SIZES, SEE PLANS
3. PROVIDE 1/4–TURN STOP VALVES AT ALL FIXTURES
4. FIRST FLOOR APARTMENTS: PIPING NOT PERMITTED WITHIN FLOOR SLAB

CLOSET



1 P202 TYPICAL APARTMENT POTABLE WATER CONNECTIONS

SCALE: NTS

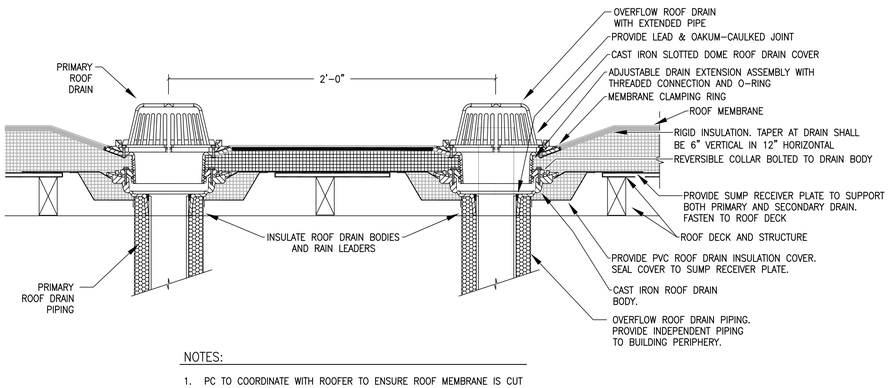


NOTES:

1. PROVIDE WATER HAMMER ARRESTORS FOR BOTH HOT AND COLD WATER FEEDS. PROVIDE SUBMITTAL.
2. LAUNDRY VALVE BOX AND LEAK DETECTOR. SEE FIXTURE SCHEDULE.
3. CLOTHES WASHER AND FLEXIBLE BRAIDED HOSES PROVIDED BY GC. PC TO PROVIDE CONNECTIONS AND FULL FUNCTION TEST.
4. STANDPIPE WASTE TO DEDICATED LAUNDRY WASTE STACK.
5. LAUNDRY PAN PER PLUMBING FIXTURE SCHEDULE.
6. LEAK SENSOR. LOCATE BEHIND WASHER.
7. ISOLATION VALVES ON WATER SUPPLY WITH ACCESS PANEL

4 P202 CLOTHES WASHER DETAIL WITH LEAK SENSOR

SCALE: NTS

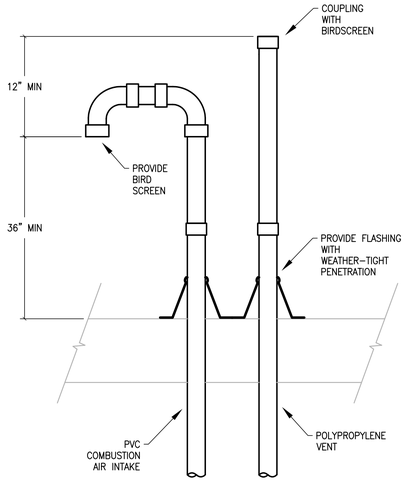


NOTES:

1. PC TO COORDINATE WITH ROOFER TO ENSURE ROOF MEMBRANE IS CUT BACK TO DIAMETER OF ROOF DRAIN BODY.
2. PC TO COORDINATE WITH GC TO ENSURE INSULATION AT DRAINS IS TAPERED TO ALLOW FOR PROPER DRAIN INSTALLATION.

2 P202 ROOF DRAIN WITH OVERFLOW

SCALE: NOT TO SCALE



NOTES:

1. STRICTLY OBSERVE THE MANUFACTURER'S REQUIREMENTS REGARDING PIPE SIZING AND MAXIMUM EQUIVALENT LENGTH.
2. VENTING SHALL PITCH CONTINUOUSLY DOWNWARD TOWARDS HEATING UNIT.
3. TERMINATE DIRECT VENT AT THE EXTERIOR OF THE BUILDING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. USE ONLY MANUFACTURER–SUPPLIED TERMINATIONS OR FIELD–SUPPLIED FITTINGS ASSEMBLED USING THE MANUFACTURER'S APPROVED CONFIGURATION FOR THE APPLIANCE. OBSERVE MANUFACTURER'S AND NFPA 54 REQUIRED VENT TERMINATION CLEARANCES TO BUILDING OPENINGS INCLUDING DOORS, WINDOWS, AND AIR INLETS. THE MORE STRINGENT OF THE TWO REQUIREMENTS SHALL APPLY.
4. VENT MUST TERMINATE AT LEAST 3 FEET ABOVE THE HIGHEST PLACE IN WHICH THE VENT PENETRATES THE ROOF AND AT LEAST 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 HORIZONTAL FEET.
5. COMBUSTION AIR PIPING MUST TERMINATE IN A DOWN–TURNED 180° RETURN PIPE NO FURTHER THAN 2 FEET FROM THE CENTER OF THE VENT PIPE.
6. MAINTAIN MINIMUM VERTICAL 12" FROM ANY VENT OUTLET TO ANY AIR INLET.
7. WHERE MULTIPLE DIRECT VENT APPLIANCES TERMINATE ON THE SAME WALL, MAINTAIN AT LEAST 12" BETWEEN THE VENT OF ONE UNIT AND COMBUSTION AIR INTAKE OF ADJACENT UNIT.

3 P–202 DHW COMBUSTION AIR INTAKE & VENT

SCALE: NTS

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Title
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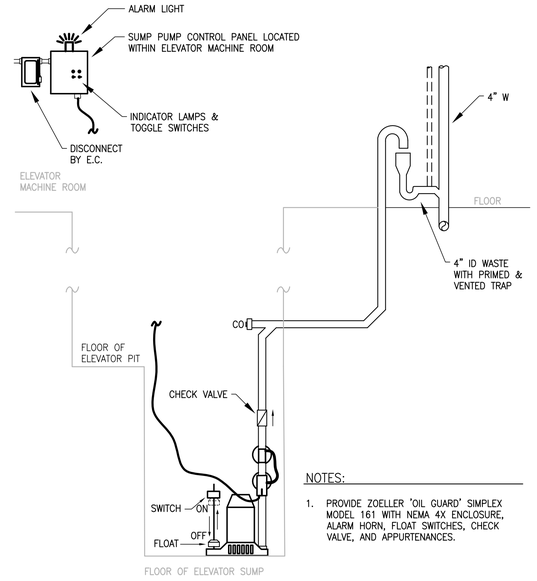
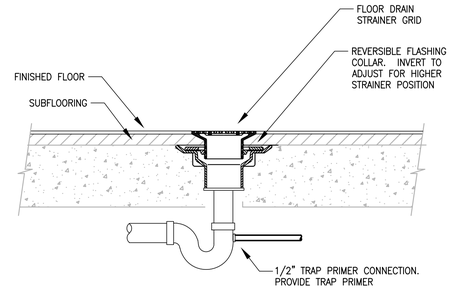
P202



1 P203 ELEVATOR SUMP PUMP
SCALE: NOT TO SCALE



2 P203 FLOOR DRAIN WITH TRAP PRIMER
SCALE: NOT TO SCALE

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Drawing No.
P203

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FLOW TEST DATA

TEST DATE:	–		
SOURCE:	–		
LOCATION:	–		
STATIC HYDRANT:	–	WATER MAIN:	–" DIA
FLOW HYDRANT:	–	WATER MAIN:	–" DIA
STATIC PRESSURE:	– psi		
RESIDUAL PRESSURE:	– psi		
FLOW:	– gpm		

SPRINKLER HEAD SCHEDULE

DWELLING UNITS, RESIDENTIAL HALLWAYS: RESIDENTIAL TYPE, EXTENDED COVERAGE, CONCEALED PENDANT, 4.9 K FACTOR, 16x16 COVERAGE, WHITE FINISH.
(BASIS OF DESIGN: TYCO MODEL LFII)

MECHANICAL SPACES: STANDARD COVERAGE, QUICK RESPONSE, UPRIGHT HEAD, 5.6 K FACTOR, 12x10 MAX COVERAGE, NATURAL BRASS FINISH.
(BASIS OF DESIGN: TYCO MODEL TY RFII)

GARAGE: STANDARD COVERAGE, STANDARD RESPONSE, DRY RECESSED PENDENT HEAD, 5.6 K FACTOR, 12x10 MAX COVERAGE, NATURAL BRASS FINISH.
(BASIS OF DESIGN: TYCO MODEL DS–ECC)

FIRE PROTECTION LEGEND

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
BFP	BACK FLOW PREVENTER
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DN	DOWN
DR	DRAIN
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRICAL
ELEV	ELEVATOR
ETR	EXISTING TO REMAIN
(E)	EXISTING
FCA	FLOOR CONTROL ASSEMBLY
FD	FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FDV	FIRE DEPARTMENT VALVE
FS	FLOW SWITCH
FPC	FIRE PROTECTION CONTRACTOR
GC	GENERAL CONTRACTOR
LPS	LOW PRESSURE SWITCH
MC	MECHANICAL CONTRACTOR
NIC	NOT IN CONTRACT
PROVIDE	SUPPLY AND INSTALL
PC	PLUMBING CONTRACTOR
PRV	PRESSURE REDUCING VALVE
SP	STANDPIPE
SPR	SPRINKLER
TS	TAMPER SWITCH
TYP	TYPICAL
U.G.	UNDERGROUND
W/	WITH
ZCA	ZONE CONTROL ASSEMBLY

NEW WORK (BOLD LINE)
EXISTING WORK (LIGHT OR SHADED LINE)
FIRE DEPARTMENT CONNECTION
ELECTRIC BELL
HYDRAULIC REFERENCE POINT
CONNECT TO EXISTING
CONCEALED PENDANT *
RECESSED SIDEWALL *
EXPOSED UPRIGHT
RECESSED PENDANT *
RECESSED DRY PENDANT *
DRY SIDEWALL *

* SUBSCRIPT NUMERAL INDICATES SPRINKLER HEAD TEMPERATURE RATING. IF NO NUMERAL IS INDICATED THEN HEAD SHALL BE ORDINARY TEMPERATURE RATING.

CONCEALED FIRE PROTECTION PIPING
EXPOSED FIRE PROTECTION PIPING
DROP, PIPE DOWN
RISER, PIPE UP
ISOLATION VALVE WITH TAMPER SWITCH
SPRING CHECK VALVE
O.S. & Y. VALVE WITH TAMPER SWITCH
UNION
FLANGE
BALL VALVE WITH HOSE THREAD, BRASS CAP AND CHAIN
DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER
WATERFLOW ALARM SWITCH
TAMPER SWITCH
LOW–PRESSURE SWITCH
SPRINKLER TEST & DRAIN ASSEMBLY
DRY CONTROL VALVE
ZONE CONTROL VALVE
ZONE CONTROL ASSEMBLY

TABLE 8.10.6.1.2
POSITIONING OF SPRINKLER TO AVOID OBSTRUCTION TO DISCHARGE

DISTANCE FROM SPRINKLERS TO SIDE OF OBSTRUCTION (A)	MAXIMUM ALLOWABLE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (INCHES) (B)
LESS THAN 1 FT	0
1'–0" TO LESS THAN 1'–6"	0'–0"
1'–6" TO LESS THAN 2'–0"	0'–1"
2'–0" TO LESS THAN 2'–6"	0'–1"
2'–6" TO LESS THAN 3'–0"	0'–1"
3'–0" TO LESS THAN 3'–6"	0'–3"
3'–6" TO LESS THAN 4'–0"	0'–3"
4'–0" TO LESS THAN 4'–6"	0'–5"
4'–6" TO LESS THAN 5'–0"	0'–7"
5'–0" TO LESS THAN 5'–6"	0'–7"
5'–6" TO LESS THAN 6'–0"	0'–7"
6'–0" TO LESS THAN 6'–6"	0'–9"
6'–6" TO LESS THAN 7'–0"	0'–11"
7'–0" AND GREATER	1'–2"

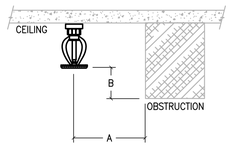

FIGURE 8.10.6.1.2(A)
POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTION TO DISCHARGE

NFPA 13 TABLE 8.10.6.1.2 + FIGURE 8.10.6.1.2(A) RESIDENTIAL PENDENT AND UPRIGHT SPRAY SPRINKLERS

1 FP001 OBSTRUCTION RULES FOR INSTALLATION
SCALE: NTS

TABLE 8.3.2.5(c)
TEMPERATURE RATINGS OF SPRINKLERS IN SPECIFIED RESIDENTIAL AREAS

HEAT SOURCE	MINIMUM DISTANCE FROM EDGE OF SOURCE TO ORDINARY TEMPERATURE SPRINKLER (INCHES)	MINIMUM DISTANCE FROM EDGE OF SOURCE TO INTERMEDIATE TEMPERATURE SPRINKLER (INCHES)
SIDE OF OPEN OR RECESSED FIREPLACE	36	12
FRONT OF RECESSED FIREPLACE	60	36
KITCHEN RANGE	18	9
WALL OVEN	18	9
SIDE OF CEILING OR WALL MOUNTED HOT AIR DIFFUSER	24	12
FRONT OF WALL MOUNTED HOT AIR DIFFUSER	36	18
HOT WATER HEATER OR FURNACE	6	3
LIGHT FIXTURE: 0W–250W	6	3
LIGHT FIXTURE: 250W–499W	12	6

2 FP001 TEMPERATURE RATINGS OF SPRINKLERS IN SPECIFIED RESIDENTIAL AREAS
SCALE: NTS

SPRINKLER NOTES:

1. THE FOLLOWING PLANS ARE TIER ONE CONSTRUCTION DOCUMENTS. LAYOUT OF SPRINKLER HEADS AND HYDRAULIC CALCULATIONS ARE FOR BUILDING DEPARTMENT USE ONLY. SPRINKLER CONTRACTOR SHALL PREPARE TIER TWO SHOP DRAWINGS/WORKING PLANS, INCLUDING HYDRAULIC CALCULATIONS. CONTRACTOR TO OBTAIN ALL APPROVALS AS REQUIRED PRIOR TO STARTING CONSTRUCTION. UPON SUBSTANTIAL COMPLETION, CONTRACTOR TO PROVIDE TIER THREE RECORD DRAWINGS/AS–BUILT DRAWINGS.
2. THE BASE BUILDING "CONTRACT DRAWINGS" AND "SPECIFICATIONS" INCLUDING ALL RESPECTIVE ADDENDA AND BULLETINS SHALL FORM A PART OF THIS WORK AND ALL WORK SHALL BE SUBJECT TO RESPECTIVE PROVISIONS THEREFORE.
3. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES, NOTIFY ENGINEER OF CONFLICTS PRIOR TO INSTALLATION OF PIPING OR EQUIPMENT.
4. PROVIDE NFPA 13 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL COVERAGE IN ALL AREAS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
5. SPRINKLERS SHALL COVER THE ENTIRE AREA OF THE ROOM INCLUDING ALCOVES. SPRAY SHALL NOT BE BLOCKED BY WALLS OR PARTITIONS.
6. SPRINKLER CONTRACTOR SHALL ADJUST AND/OR ADD SPRINKLER HEADS AS REQUIRED UTILIZING ARCHITECT'S REFLECTED CEILING PLAN FOR LOCATION OF LIGHTS, DIFFUSERS, CABLE TRAYS, ETC...
7. SPRINKLER CONTRACTOR SHALL ARRANGE AND PAY FOR A NEW HYDRANT FLOW TEST TO PREPARE SHOP DRAWINGS AND HYDRAULIC CALCULATIONS.
8. ALL SPRINKLER WORK SHALL BE IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF NFPA–13, LOCAL FIRE DEPARTMENT, MASSACHUSETTS STATE BUILDING CODE, AND THE OWNER'S INSURANCE COMPANY.
9. CONTRACTOR SHALL DETERMINE BEST LOCATION FOR ROUTING ALL ASSOCIATED SPRINKLER LINES. PIPE ROUTING SHOWN SHALL BE USED AND ANY ADDITIONAL OFFSETS OR FITTINGS REQUIRED FOR PROPER INSTALLATION, COORDINATION WITH OTHER TRADES, AND/OR TO MAINTAIN PROPER CLEARANCES SHALL BE PROVIDED. VERIFY EXISTING STRUCTURAL, MECHANICAL, ELECTRICAL INSTALLATIONS AND AVOID ANY/ALL OBSTRUCTIONS OR INTERFERENCES WITH FIRE PROTECTION PIPE ROUTING.
10. ALL NEW VALVES CONTROLLING THE FIRE PROTECTION SYSTEM TO BE ELECTRICALLY SUPERVISED. TYPE AND EXACT LOCATION OF FLOOR, PRESSURE AND SUPERVISORY SWITCHES SHALL BE COORDINATE BETWEEN THE RESPONSIBLE TRADES.
11. SEE PLANS FOR THE MANUFACTURER, MODEL, SIZE, TEMPERATURE RATING, AND FINISH OF ALL SPRINKLER HEADS.
12. WATER–FILLED SPRINKLER PIPE SHALL NOT BE INSTALLED IN ANY AREA SUBJECT TO FREEZING. THE OWNER SHALL PROVIDE SUFFICIENT HEAT AT ALL TIMES TO PREVENT WATER–FILLED SPRINKLER PIPE FROM FREEZING.
13. MATERIALS:
    A. ALL PIPING AND FITTINGS SHALL CONFORM TO SPECIFICATIONS.
    B. ALL PIPING AND FITTINGS SHALL BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
14. REFER TO ARCHITECTURAL DRAWINGS FOR HUNG CEILING HEIGHTS AND CONSTRUCTION. WHERE WORK BETWEEN THIS DRAWING AND ARCHITECTURAL PLANS ARE IN CONFLICT, ADVISE PRIOR TO INSTALLATION OF PIPING.
15. CONTRACTOR SHALL NOT INSTALL ANY SPRINKLER PIPING THAT WILL INTERFERE WITH THE MAINTENANCE/REMOVAL OF HVAC EQUIPMENT.
16. ALL SPRINKLER HEADS MOUNTED IN CEILING SHALL BE LOCATED A MINIMUM OF 4" AWAY FROM ANY WALLS, CEILING HEIGHT CHANGES, OR ANY OTHER VERTICAL INTERSECTING SURFACE.
17. PROVIDE HEAD GUARDS ON SPRINKLER HEADS IN MECHANICAL AREAS AND WHERE NOTED ON PLANS.
18. CUTTING OF STRUCTURAL AND/OR ARCHITECTURAL MEMBERS TO BE DONE ONLY WITH THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND ARCHITECT.
19. FIRESTOP ALL PENETRATIONS OF SMOKE/FIRE WALLS, CEILINGS, FLOORS, ROOFS, ETC. FLASH AND COUNTERFLASH ROOF PENETRATIONS.
20. PROVIDE ACCESS PANELS TO ALL VALVES ABOVE NON–ACCESSIBLE CEILINGS AND WITHIN CHASES.
21. PROVIDE STOCK OF EXTRA SPRINKLERS IN ACCORDANCE WITH NFPA–13 SECTION 6.2.9.
22. METHODS OF HANGING PIPES, HEADERS AND BRANCHES SHALL BE IN ACCORDANCE WITH NFPA–13.
23. SEISMIC BRACING SHALL BE PROVIDE AND INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE AND NFPA 13.
24. ALL VALVES FOR FIRE SERVICE SHALL BE LISTED BY THE UNDERWRITER'S LABORATORIES, INC. AND THEY FACTORY MUTUAL LABORATORIES. VALVES SHALL BE FACTORY MARKED "UL" AND "FM", 175 PSI WORKING PRESSURE.
25. ALL 120V OR GREATER POWER WIRING SHALL BE ACCOMPLISHED UNDER THE ELECTRICAL DIVISION. ALL 24V WIRING BY THIS CONTRACTOR. ALL ALARM AND TAMPER SWITCHES SHALL BE PROVIDED, AND TESTED UNDER THIS SECTION OF THE SPECIFICATIONS WITH WIRING PROVIDED IN THE ELECTRICAL DIVISION. COORDINATE ALL ELECTRICAL ITEMS WITH ELECTRICAL CONTRACTOR.
26. PROVIDE LABELING OF ALL CONTROL VALVES, BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTION, ELECTRIC BELL, ETC AS REQUIRED BY NFPA–13 AND NFPA–14. ALL SIGNAGE SHALL BE ENGRAVED PHENOLIC OR PRINTED ALUMINUM. PROVIDE CUSTOM PRINTED OR ENGRAVED SIGNS WHERE REQUIRED (HAND PRINTED SIGNS ARE NOT ACCEPTABLE). ALL SIGNS SHALL BE CONNECTED WITH STAINLESS STEEL OR BRASS CHAINS.
27. PROVIDE A PERMANENTLY ATTACHED HYDRAULIC DESIGN INFORMATION SIGN STATING THE REQUIRED DESIGN CRITERIA FOR EACH HYDRAULICALLY DESIGNED SYSTEM.
28. SEISMIC BRACING SHALL BE PROVIDE AND INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE AND NFPA 13.

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Title
FIRE PROTECTION LEGEND AND NOTES

Designed	DCW
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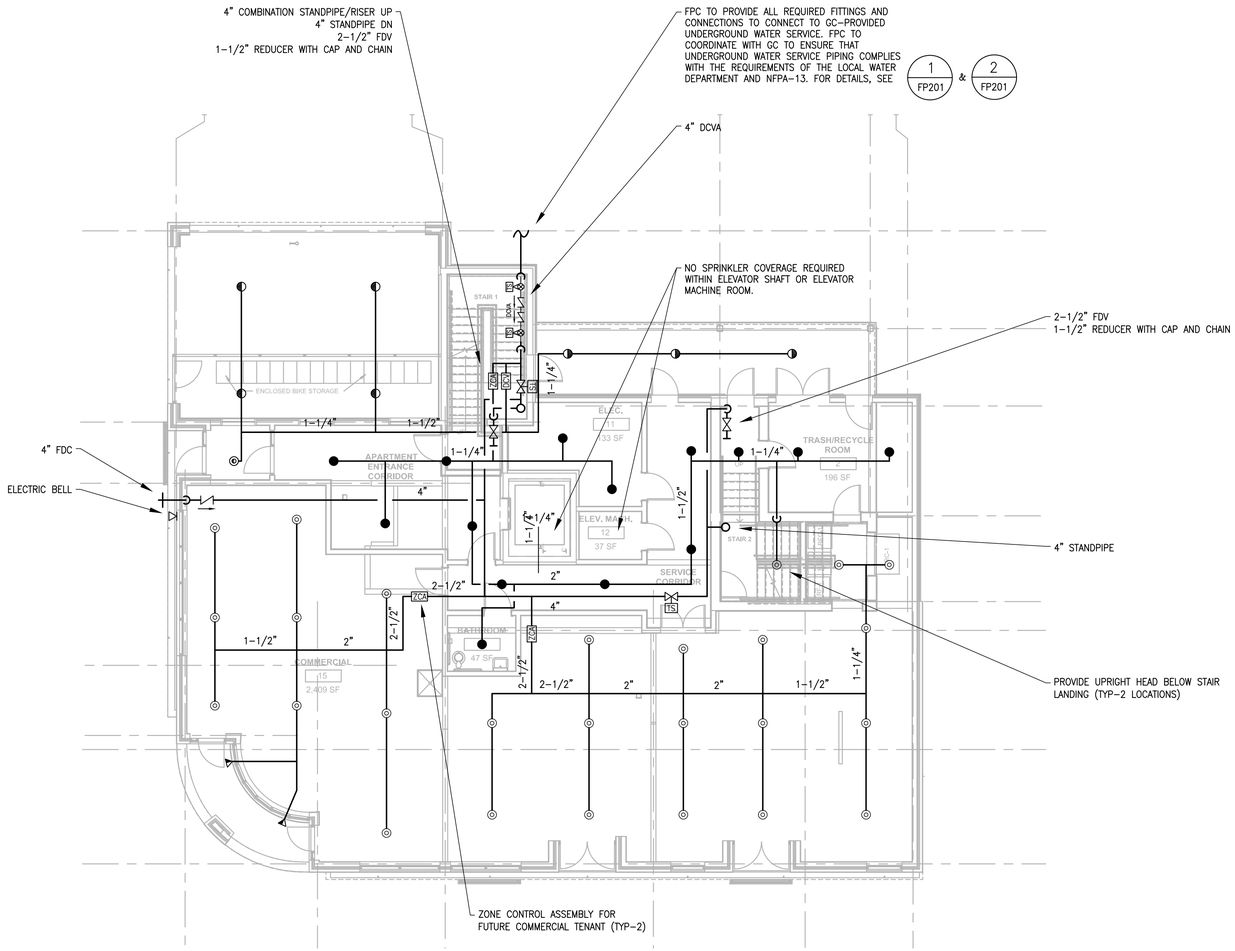
Date	08.23.2019
Drawing No.	FP001



1 FP101 FIRST FLOOR FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

CONCEALED SPACE SPRINKLER REQUIREMENTS:

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

HYDRAULIC DESIGN INFORMATION	
0.10	1500
LIGHT HAZARD	

FOR ALL AREAS EXCEPT WHERE NOTED OTHERWISE

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117 BROADWAY
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Title
FIRST FLOOR
FIRE PROTECTION PLAN

Designed	DCW
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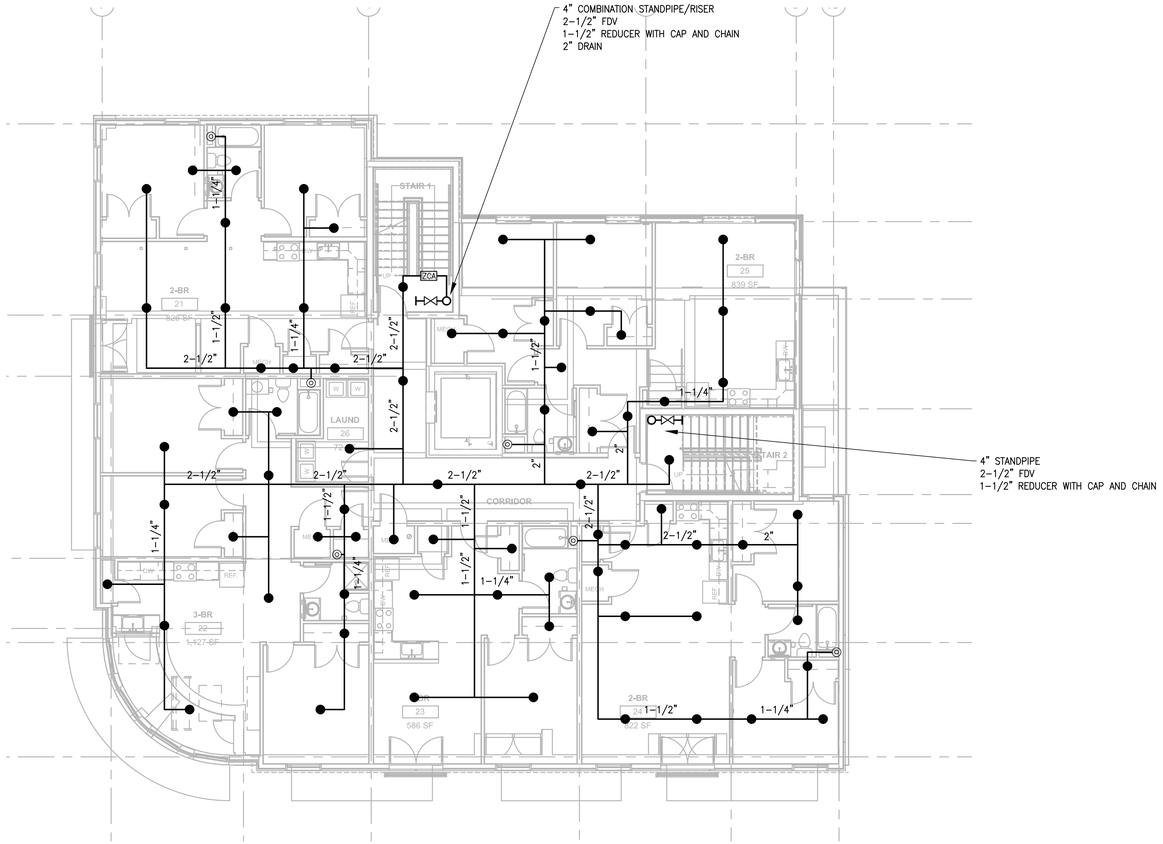
Drawing No.
FP101



1 FP102 SECOND FLOOR FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

CONCEALED SPACE SPRINKLER REQUIREMENTS:

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

HYDRAULIC DESIGN INFORMATION	
0.10	1500
LIGHT HAZARD	

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Title
SECOND FLOOR
FIRE PROTECTION PLAN

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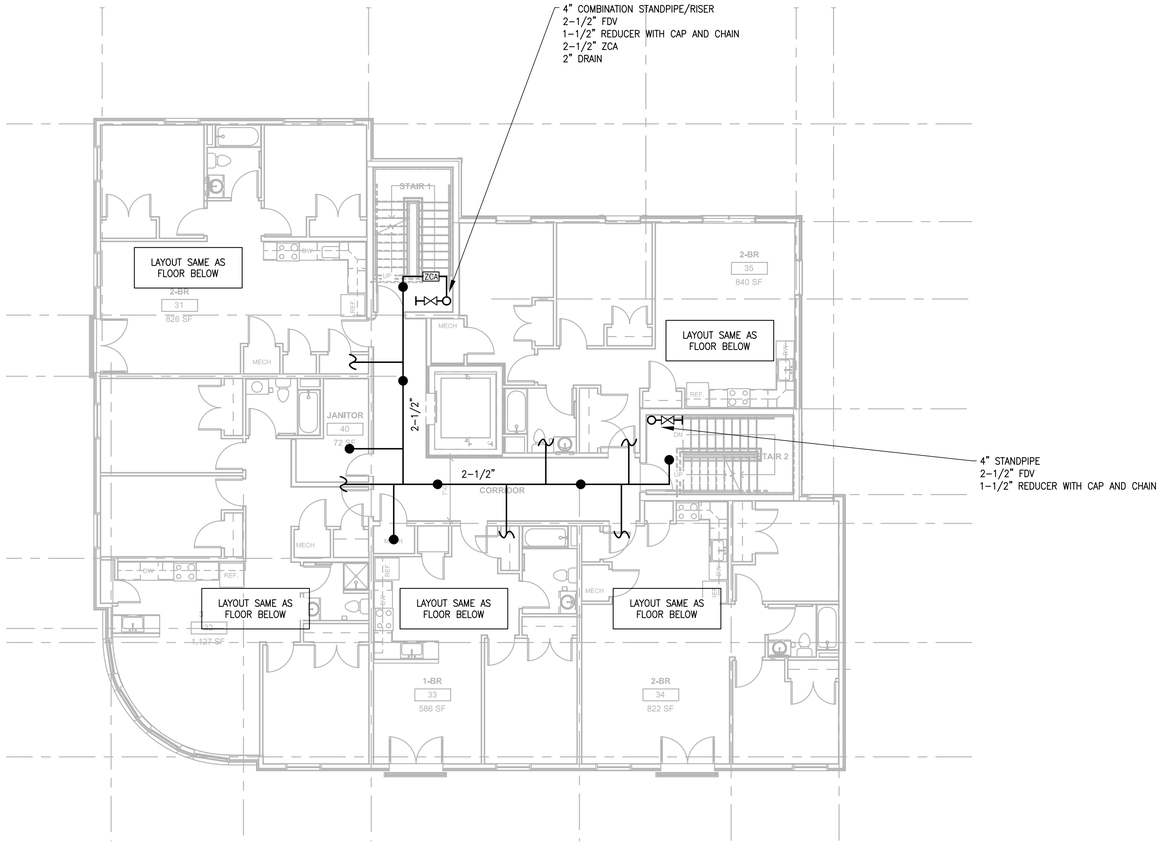

1 FP103 THIRD FLOOR FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

CONCEALED SPACE SPRINKLER REQUIREMENTS:

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

HYDRAULIC DESIGN INFORMATION	
0.10	1500
LIGHT HAZARD	

FOR ALL AREAS EXCEPT WHERE NOTED OTHERWISE

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Drawing No.
FP103

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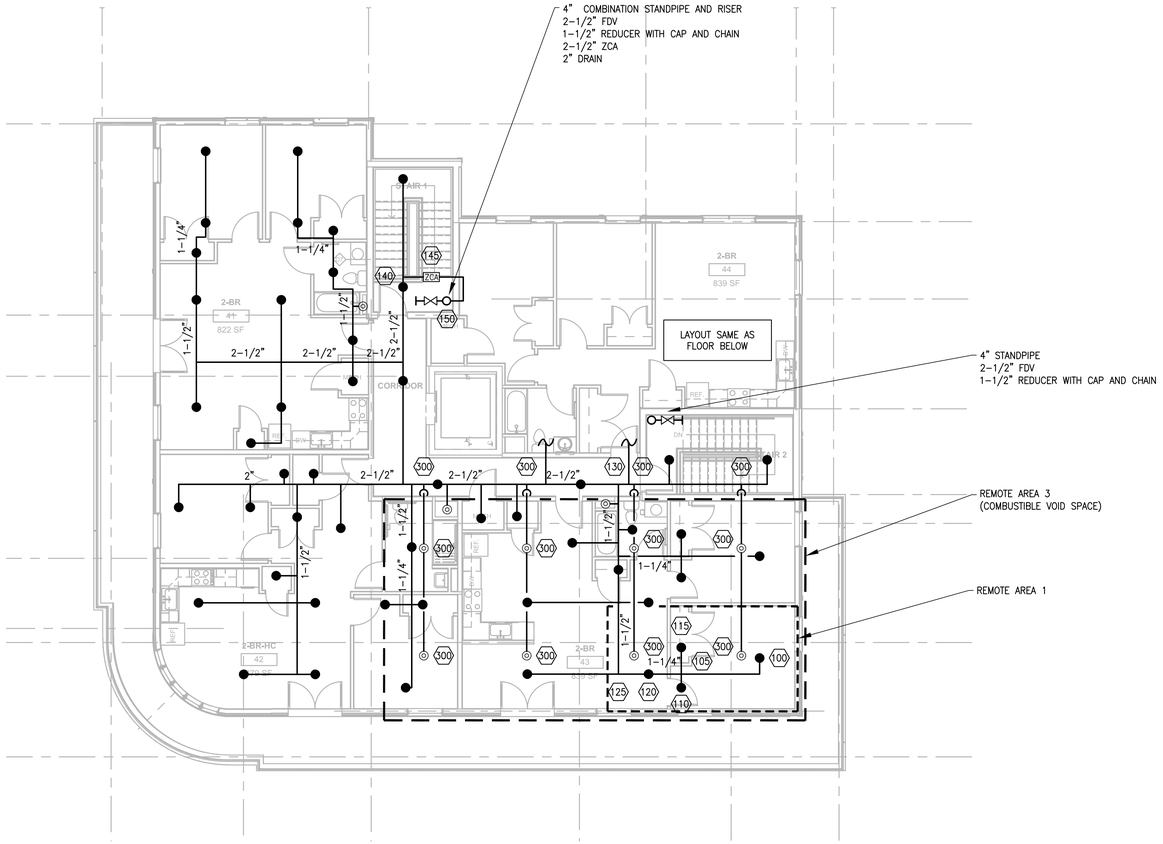
HYDRAULIC SUMMARY TABLE	
REMOTE AREA 1 – LIGHT HAZARD	
DESIGN AREA:	4 REMOTE HEADS
MINIMUM DENSITY:	0.1 GPM/SQ FT
CALCULATED FLOW:	– GPM @ – PSI
INCLUDING 100 GPM HOSE ALLOWANCE	

HYDRAULIC SUMMARY TABLE	
REMOTE AREA 2 – LIGHT HAZARD	
DESIGN AREA:	1000 SQ.FT.
MINIMUM DENSITY:	0.1 GPM/SQ FT
CALCULATED FLOW:	– GPM @ – PSI
INCLUDING 100 GPM HOSE ALLOWANCE	



1 FP104 FOURTH FLOOR FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

CONCEALED SPACE SPRINKLER REQUIREMENTS:

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

HYDRAULIC DESIGN INFORMATION	
0.10	1500
LIGHT HAZARD	

FOR ALL AREAS EXCEPT WHERE NOTED OTHERWISE

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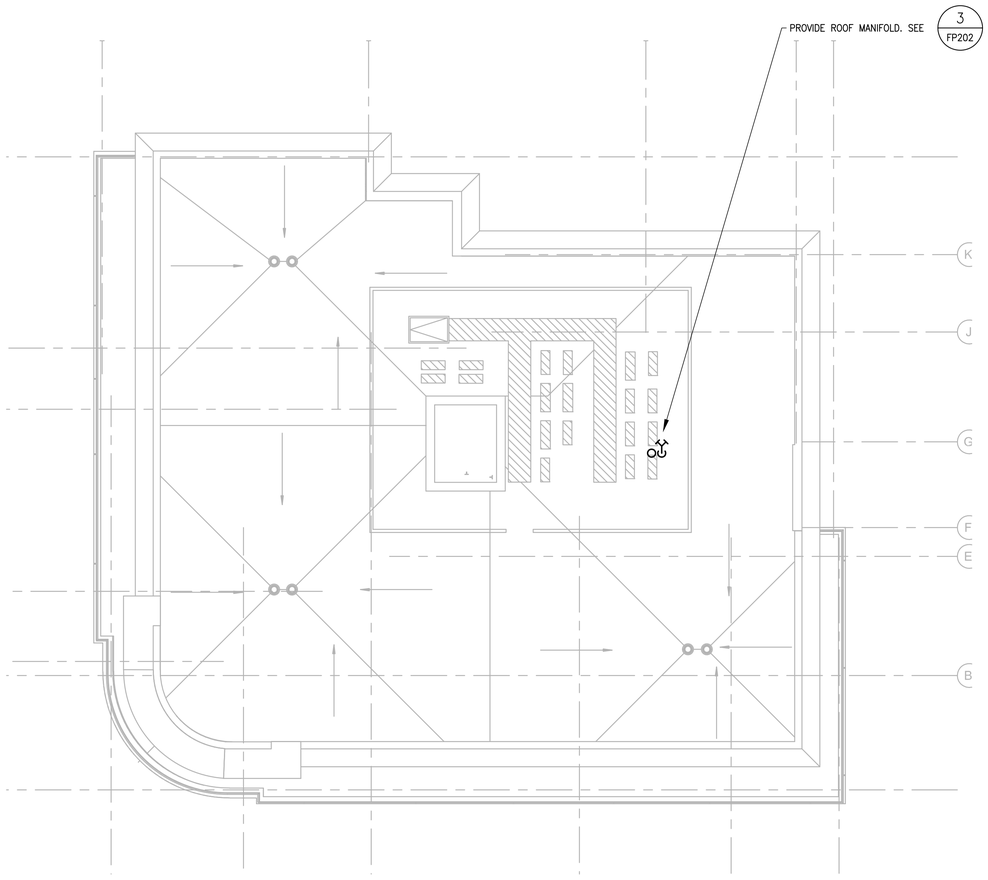

1 FP105 ROOF FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

CONCEALED SPACE SPRINKLER REQUIREMENTS:

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

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Title
ROOF FIRE PROTECTION PLAN

Designed	DCW
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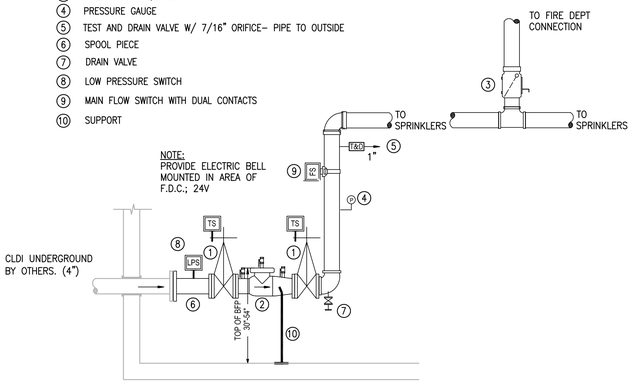
Drawing No.
FP105

RISER LEGEND

1. O.S.&Y. VALVE W/TAMPER SWITCH
2. BACKFLOW PREVENTER–DCVA
3. CHECK VALVE W/BALL DRIP
4. PRESSURE GAUGE
5. TEST AND DRAIN VALVE W/ 7/16" ORIFICE– PIPE TO OUTSIDE
6. SPOOL PIECE
7. DRAIN VALVE
8. LOW PRESSURE SWITCH
9. MAIN FLOW SWITCH WITH DUAL CONTACTS
10. SUPPORT

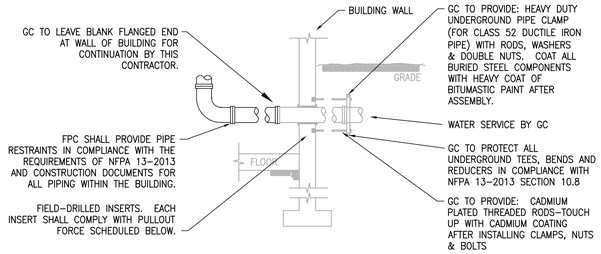


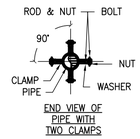
NOTES:

1. COORDINATE LOCATION OF SPRINKLER SERVICE ENTRANCE WITH GC

1 BACKFLOW PREVENTER DETAIL

1 / FP201 — SCALE: NTS





END VIEW OF PIPE WITH TWO CLAMPS

MINIMUM SIZES FOR CLAMPS, RODS, BOLTS & WASHERS

PIPE DIA	CLAMPS	RODS	BOLTS	WASHERS
4"ø	(2)1/2"x2"	(4)5/8"*	5/8"	5/8"x3"ø
8"	(2)5/8"x2"	(4)3/4"*	5/8"	5/8"x3"ø

* 2 RODS PER CLAMP

PULL OUT FORCE REQUIRED AT DRILLED INSERTS

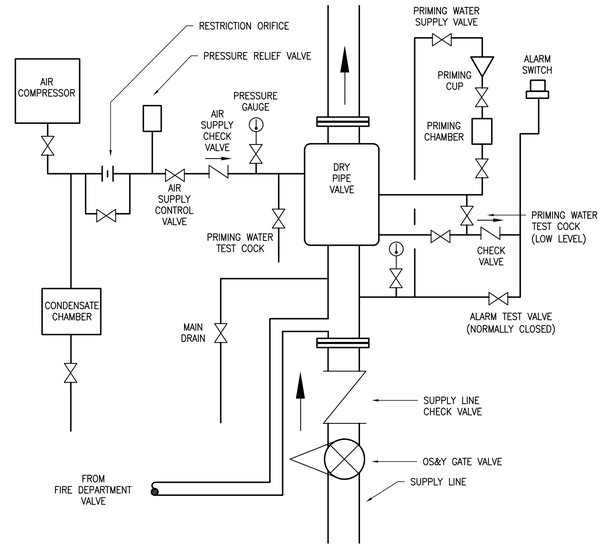
4"ø PIPE	3,000 POUNDS EACH
8"ø PIPE	6,000 POUNDS EACH

NOTES:

1. USE FOR FIRE PROTECTION SERVICES
2. FPC TO COORDINATE WITH GC TO ENSURE PROPER INSTALLATION OF WATER SERVICE.
3. FLUSHING OF SERVICE MAIN SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 24. FLUSHING SHALL BE AT FULL CAPACITY OF MAIN. SUBMIT MATERIAL AND TEST CERTIFICATE TO ARCHITECT.

2 DETAIL OF WATER SERVICE THROUGH FOUNDATION WALL AND FLOOR

2 / FP201 — SCALE: NTS

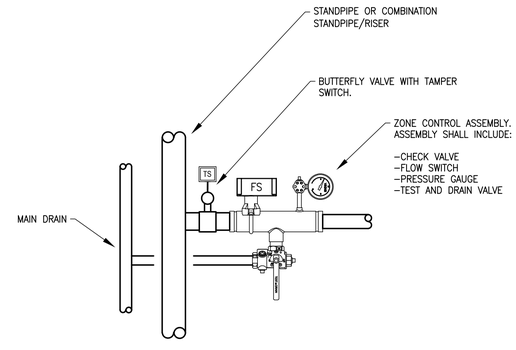


NOTES:

1. PROVIDE ACCELERATOR

6 DRY PIPE ALARM VALVE DETAIL

6 / FP201 — SCALE: NTS

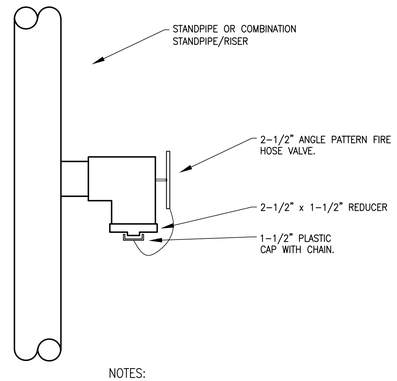


NOTES:

1. PREP, PRIME AND PAINT ALL EXPOSED PIPING WITHIN OCCUPIED AREAS, INCLUDING STAIRWELLS.
2. COORDINATE EXACT LOCATION OF ZONE CONTROL ASSEMBLY WITH ENGINEER AND ARCHITECT PRIOR TO INSTALLATION.
3. ZONE CONTROL ASSEMBLY SHALL BE LOCATED A MAXIMUM OF 7'–0" AFF AND SUCH THAT IT IS ACCESSIBLE WITHOUT USE OF LADDER OR REMOVAL OF CEILING TILES.

4 ZONE CONTROL ASSEMBLY DETAIL

4 / FP201 — SCALE: NTS

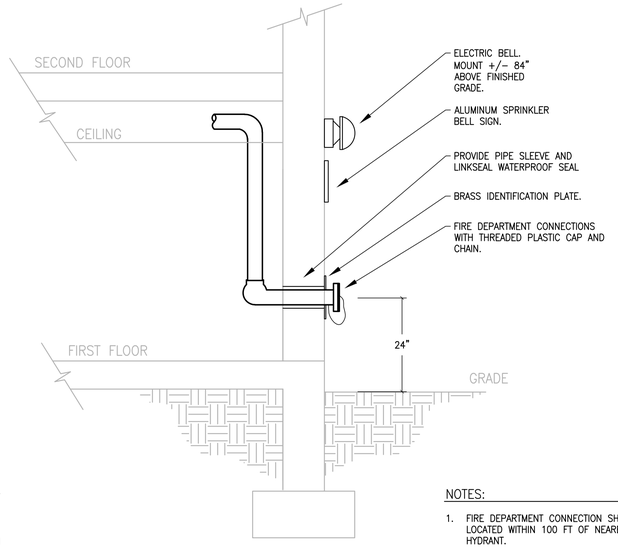


NOTES:

1. PREP, PRIME AND PAINT ALL EXPOSED PIPING WITHIN OCCUPIED AREAS, INCLUDING STAIRWELLS.
2. COORDINATE EXACT LOCATION OF HOSE VALVE WITH ARCHITECT PRIOR TO INSTALLATION TO ENSURE VALVE DOES NOT IMPACT EGRESS REQUIREMENTS.
3. VALVE SHALL BE INSTALLED 5'–0" A.F.F. UNLESS NOTE OTHERWISE. COORDINATE FINAL HEIGHT AND LOCATION WITH AHJ PRIOR TO INSTALLATION.

5 STANDPIPE HOSE VALVE

5 / FP201 — SCALE: NTS



NOTES:

1. FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 100 FT OF NEAREST FIRE HYDRANT.
2. COORDINATE FDC LOCATION WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.

3 FIRE DEPARTMENT CONNECTION ELEVATION

3 / FP201 — SCALE: NTS

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Title
FIRE PROTECTION DETAILS

Designed	DCW
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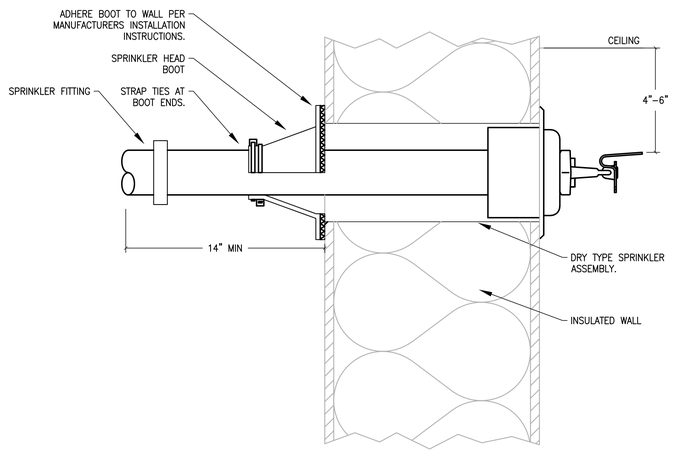
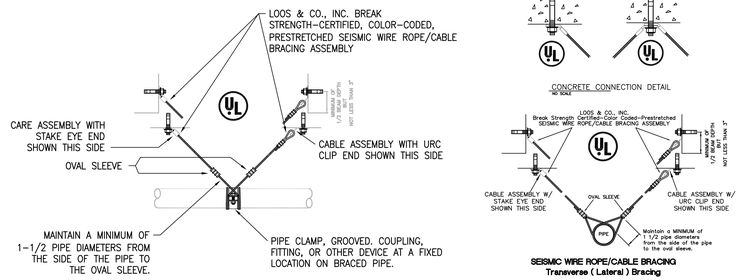


1 FP202 DRY SPRINKLER HEAD

SCALE: NTS

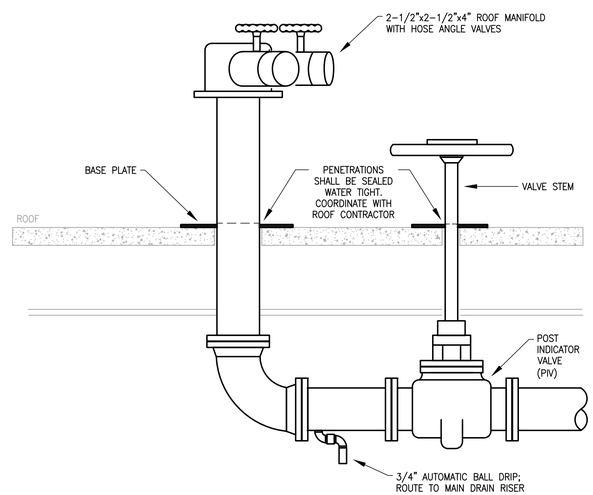


NOTES:

1. PROVIDE SEISMIC BRACING WHERE REQUIRED BY NFPA 13–2013

2 FP202 SEISMIC BRACING DETAIL

SCALE: NTS



NOTES:

1. THREADS SHALL MEET LOCAL FIRE DEPT REQUIREMENTS.
2. SEE DRAWINGS FOR PIPE SIZES.
3. ALL PIPING BETWEEN PIV AND ROOF MANIFOLD TO BE INTERNALLY AND EXTERNALLY GALVANIZED.

3 FP202 ROOF MANIFOLD PIPING DIAGRAM

SCALE: NTS

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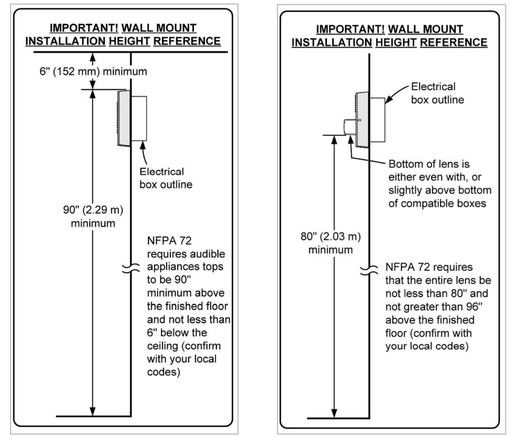
GENERAL FIRE ALARM NOTES:

1. GENERAL CONDITIONS & SPECIFICATIONS: THE GENERAL CONDITIONS, AND SPECIFICATIONS ARE PART OF THIS WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND BE FAMILIAR WITH THESE CONDITIONS & SPECIFICATIONS.
2. CODES AND ORDINANCES: INSTALLATION OF THE SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL ELECTRIC CODE, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
3. REQUIREMENTS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND CERTIFICATES.
4. DESIGN: EQUIPMENT AND ACCESSORIES NOT SPECIFICALLY DESCRIBED OR IDENTIFIED BY MANUFACTURER'S CATALOG NUMBERS SHALL BE DESIGNED IN CONFORMITY WITH NEC, IEEE, UL OR OTHER APPLICABLE TECHNICAL STANDARDS, AND SHALL HAVE NEAT AND FINISHED APPEARANCE.
5. INSTALLATION: ERECT EQUIPMENT IN NEAT AND WORKMANLIKE MANNER; INSTALL SO THAT CONNECTING AND DISCONNECTING OF EQUIPMENT AND ACCESSORIES CAN BE MADE READILY AND SO THAT ALL PARTS ARE EASILY ACCESSIBLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE MANUFACTURERS' INSTRUCTIONS & REQUIREMENTS AND THE BEST STANDARD PRACTICE FOR THIS TYPE OF WORK.
6. BEST PRACTICE: IT IS NOT INTENDED THAT THE DRAWINGS SHALL SHOW EVERY FITTING, CONNECTION, OR APPLIANCE. THIS CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.
7. EQUIPMENT LOCATION: THE E.C. SHALL VERIFY THE LOCATIONS AND MOUNTING HEIGHTS OF ALL EQUIPMENT AND SWITCHES, AND THE EXACT ROUTING OF ALL CONDUIT AND WIRING, WITH THE OWNER'S REPRESENTATIVE IN THE FIELD, PRIOR TO COMMENCING ANY WORK. ANY CONFLICTS WITH LOCATIONS, OR PROBLEMS ENCOUNTERED WITH ROUTING, SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
8. MATERIALS: ALL MATERIALS, FIXTURES AND EQUIPMENT SHALL BE NEW WITHOUT IMPERFECTIONS AND SHALL BE DELIVERED, ERECTED, CONNECTED AND FINISHED IN EVERY DETAIL. WHEREVER POSSIBLE, ALL TRIM, ACCESSORIES AND PARTS SHALL BE OF THE SAME MANUFACTURER AS THE RELATED EQUIPMENT AND FIXTURES.
9. GENERAL COORDINATION: EXAMINE ALL DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS FOR REQUIREMENTS WHICH AFFECT THE WORK OF THIS SECTION. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING, OR AFFECTED BY, WORK OF THIS SECTION. COOPERATE WITH OTHER TRADES TO ENSURE THE STEADY PROGRESS OF THE WORK.
10. PROTECTION OF EQUIPMENT AND MATERIALS: RESPONSIBILITY FOR CARE AND PROTECTION OF ALL MATERIALS AND ELECTRICAL WORK RESTS WITH THIS CONTRACTOR AT ALL TIMES UNTIL IT HAS BEEN APPROVED.
11. GUARANTEE: ALL NEW COMPONENTS OF THE INSTALLATION SHALL BE GUARANTEED IN WRITING BY THIS CONTRACTOR TO BE FREE FROM DEFECTS OF MANUFACTURE AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN ACCEPTANCE BY THE ENGINEER. ANY DEFECTS FOUND SHALL BE REPAIRED BY THE ELECTRICAL CONTRACTOR AT THEIR OWN EXPENSE.
12. NOTIFICATION: THE E.C. SHALL NOTIFY THE ENGINEER UPON: (1) COMPLETION OF ALL ROUGH WIRING WORK, BEFORE CLOSURE OF ANY TRENCHES, OPEN WALL CAVITIES OR CHASES. (2) UPON "SUBSTANTIAL COMPLETION" OF ALL SYSTEMS. AFTER "SUBSTANTIAL COMPLETION", THE ENGINEER WILL PREPARE A PUNCH LIST OF ITEMS TO BE CORRECTED. THE E.C. SHALL CORRECT ANY DEFICIENCIES FOUND PROMPTLY, AT HIS/HER OWN EXPENSE.
13. FINAL COMPLETION: THE WORK SHALL NOT BE CONSIDERED COMPLETE UNTIL THE PUNCH LIST IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND ALL FINAL INSPECTIONS HAVE BEEN COMPLETED.

FIRE ALARM LEGEND

(H)	SYSTEM HEAT DETECTOR	FACP	FIRE ALARM CONTROL PANEL
(Z)	SYSTEM SMOKE DETECTOR	ANN	FIRE ALARM ANNUNCIATOR
(Z)H	SYSTEM SMOKE DETECTOR ("H" DENOTES SOUNDER BASE/HORN)	BDA	BI-DIRECTIONAL AMPLIFIER
(Z)R	SYSTEM SMOKE DETECTOR ("R" DENOTES ELEVATOR RECALL)	B	SPRINKLER SYSTEM ELECTRIC BELL
(Z)D	SYSTEM SMOKE DETECTOR ("D" DENOTES DUCT SMOKE DETECTOR)	C	CONTROL MODULE
(SA)	INTERCONNECTED SMOKE ALARM (120V)	CR	CONTROL RELAY
(SA CO)S	COMBINATION SMOKE/CARBON MONOXIDE ALARM (120V) ("S" DENOTES INTEGRAL STROBE)	DH	MAGNETIC DOOR HOLDER
(CO)	CARBON MONOXIDE ALARM	F	FIRE ALARM PULL STATION
(CO)	SYSTEM CARBON MONOXIDE DETECTOR	FS	FLOW SWITCH
(HS) 30CD	CEILING HORN/STROBE	HPS	HIGH PRESSURE SWITCH
(B)	WEATHERPROOF FIRE ALARM BEACON	IM	ISOLATION MODULE
(CO)	STROBE FOR VISUAL NOTIFICATION OF CARBON MONOXIDE ALARM	K	KEY DEPOSITORY BOX
(F)	STROBE FOR VISUAL NOTIFICATION OF SMOKE ALARM	LPS	LOW PRESSURE SWITCH
	FIRE ALARM AUDIO HORN/SPEAKER DEVICE	M	MASTER BOX
#	COMBINATION HORN/SPEAKER & STROBE (# INDICATES CANDELLA RATING)	M	MONITORING MODULE (# INDICATES QUANTITY)
M	LOW FREQUENCY SOUNDER (520Hz)	PE	POWER EXTENDER
#	STROBE VISUAL ALARM SIGNAL (# INDICATES CANDELLA RATING)	PS	NOTIFICATION APPLIANCE POWER SUPPLY
		RI	REMOTE INDICATOR
		RM	RELAY MODULE
		TS	TAMPER SWITCH



HORN STROBE

1 FA001 NOTIFICATION APPLIANCE MOUNTING HEIGHTS

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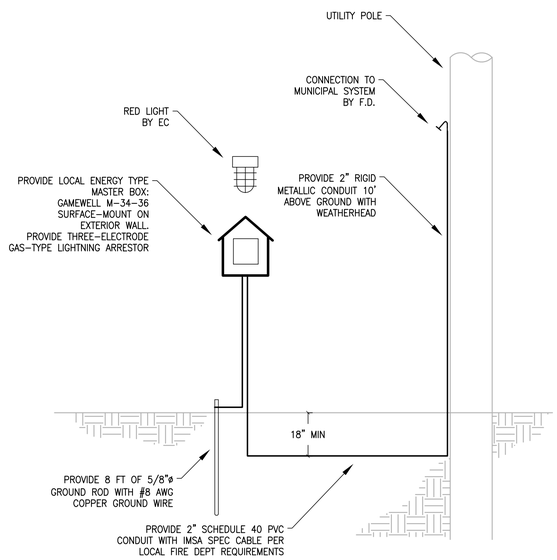
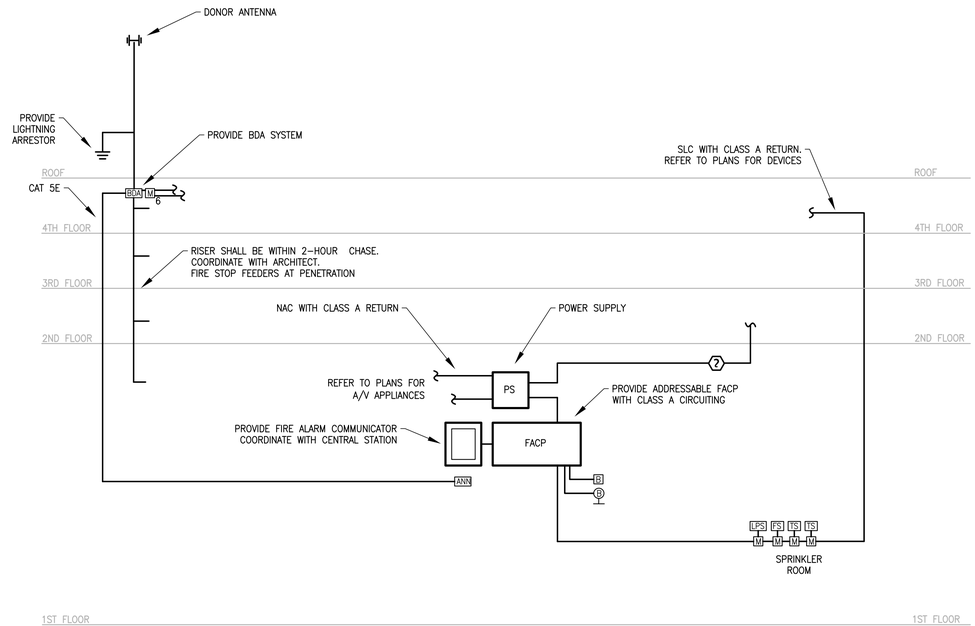


NOTE:

1. PROVIDE LOCKABLE WEATHERPROOF CABINET KEYED PER LOCAL FIRE DEPT WITH AS-BUILT FIRE ALARM DRAWINGS.
2. COORDINATE LOCATION AND INSTALLATION DETAILS WITH LOCAL FIRE DEPARTMENT.

2 FA001 MASTER BOX DETAIL

SCALE: NTS



NOTES:

1. PROVIDE BATTERY CALCULATIONS AND INCLUDE POWER SUPPLIES AS REQUIRED. PROVIDE VOLTAGE DROP CALCULATIONS AND SIZE CIRCUITS AS REQUIRED.
2. PROVIDE ISOLATION MODULES AS REQUIRED.
3. PROVIDE TIER-TWO SHOP DRAWING SUBMITTAL.
4. PROVIDE **DEDUCT ALTERNATE** COST FOR DESIGN/BUILD INSTALLATION OF A BI-DIRECTIONAL AMPLIFIER (BDA) SYSTEM PER LOCAL FIRE DEPARTMENT REQUIREMENTS. OWNER TO COORDINATE POST-CONSTRUCTION THIRD PARTY SIGNAL TESTING TO ENSURE COMPLIANCE WITH 916 OF 780 CMR.

3 FA001 **DEDUCT ALTERNATE:** FIRE ALARM ONE-LINE DIAGRAM

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Title
FIRE ALARM LEGEND, NOTES, & DETAILS, ONE-LINE DIAGRAM

Designed	BMK
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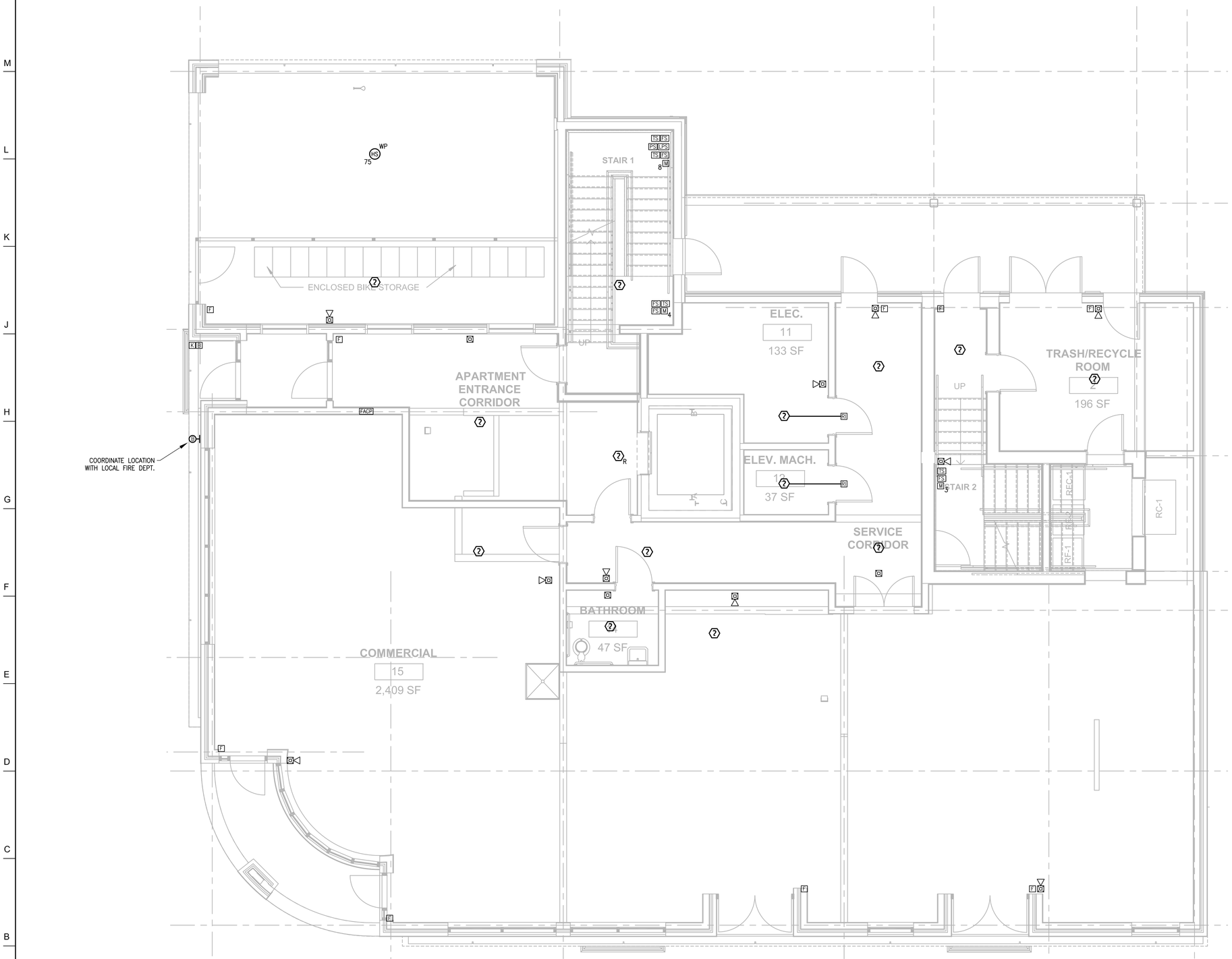
FA001



1 FA101 FIRST FLOOR FIRE ALARM PLAN
SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES:

1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS.
8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
10. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
11. MINIMUM SIZE CONDUIT TO BE 3/4".
12. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT "RECORD OF COMPLETION" AFFIRMING PROPER OPERATION.
13. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
14. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
15. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

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Title
FIRST FLOOR FIRE ALARM PLAN

Designed	BMK
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Scale	As Noted
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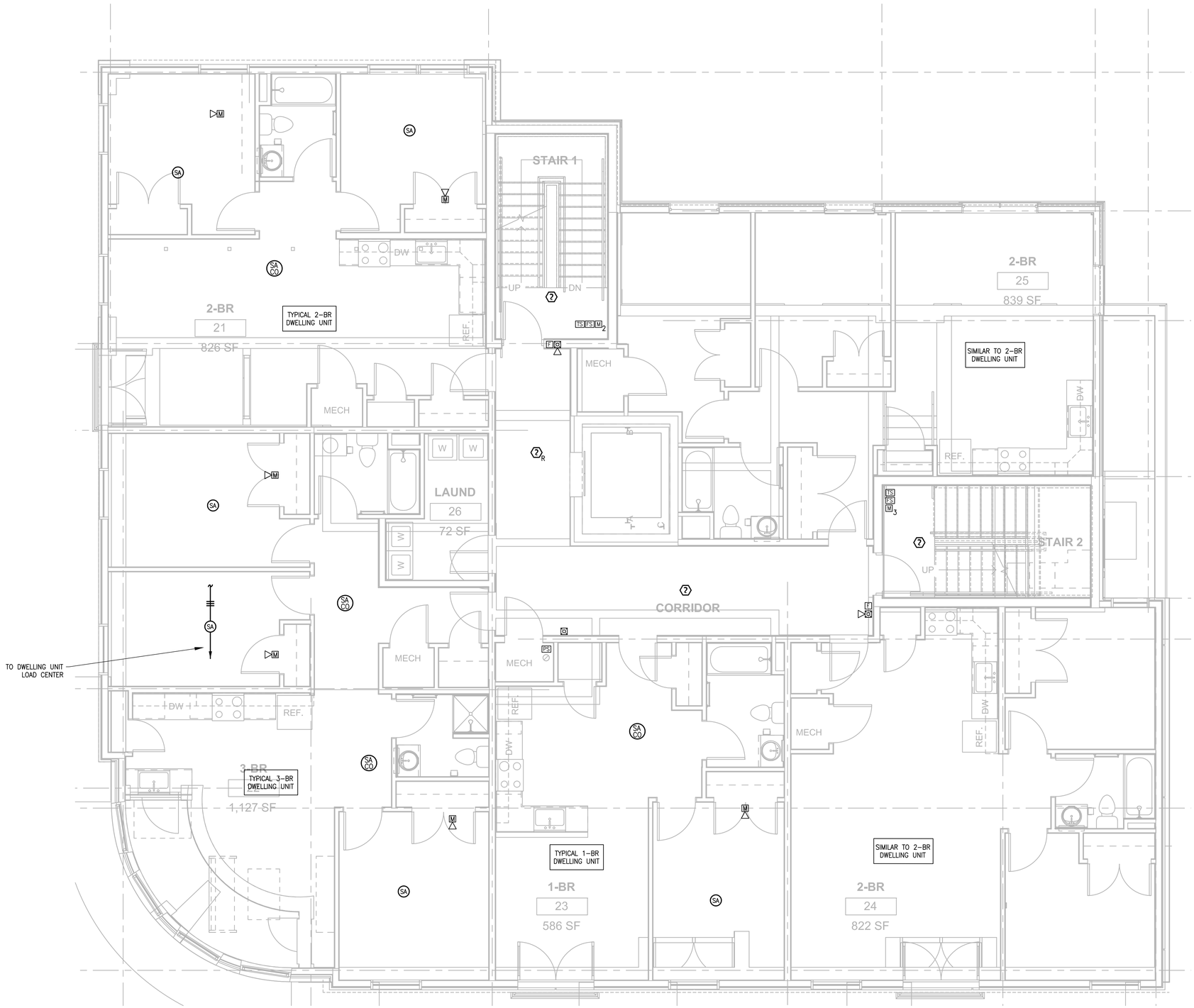
Drawing No.
FA101



1 FA102 SECOND FLOOR FIRE ALARM PLAN

SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES:

1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS.
8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
10. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
11. MINIMUM SIZE CONDUIT TO BE 3/4".
12. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT 'RECORD OF COMPLETION' AFFIRMING PROPER OPERATION.
13. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
14. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
15. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

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Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR FIRE ALARM PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FA102

1 / FA103 THIRD FLOOR FIRE ALARM PLAN

SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES:

1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS.
8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
10. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
11. MINIMUM SIZE CONDUIT TO BE 3/4".
12. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT 'RECORD OF COMPLETION' AFFIRMING PROPER OPERATION.
13. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
14. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
15. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

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No.	REVISIONS/SUBMISSIONS	Date

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Title
THIRD FLOOR FIRE ALARM PLAN

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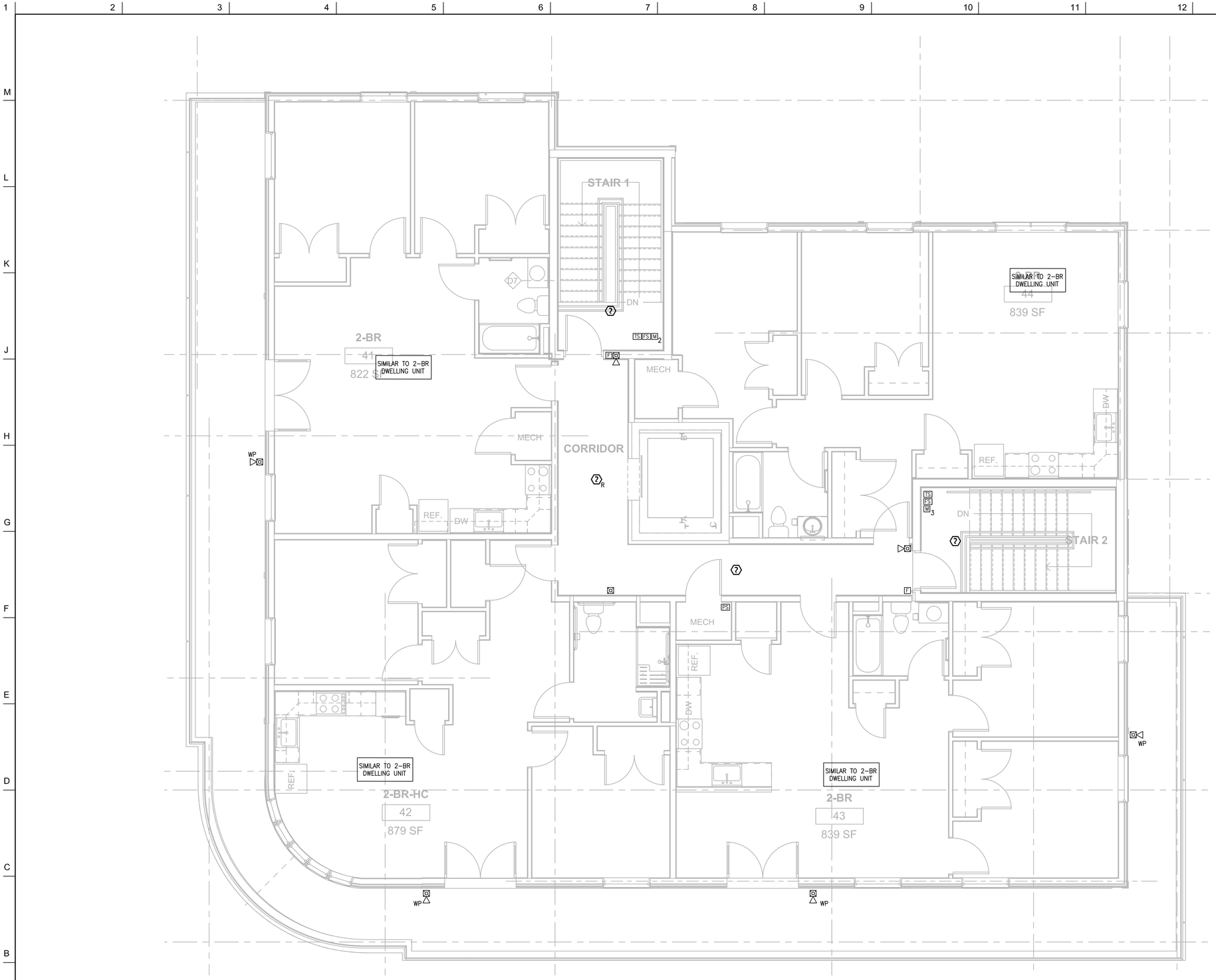
Drawing No.
FA103



1 FOURTH FLOOR FIRE ALARM PLAN
FA104 SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES:

1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS.
8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
10. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
11. MINIMUM SIZE CONDUIT TO BE 3/4".
12. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT 'RECORD OF COMPLETION' AFFIRMING PROPER OPERATION.
13. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
14. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
15. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

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FOURTH FLOOR FIRE ALARM PLAN

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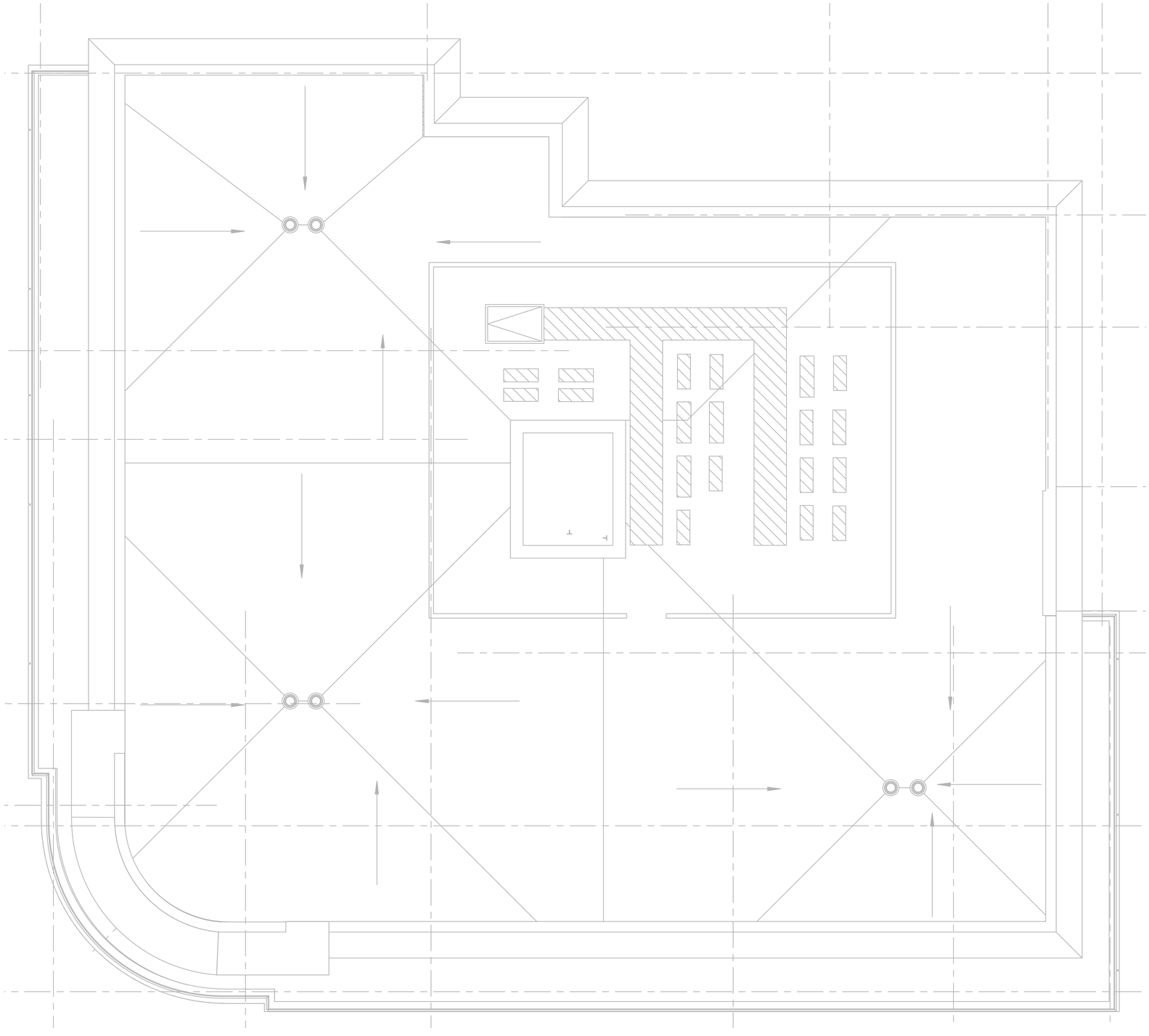
Drawing No.
FA104



1 FA105 ROOF FIRE ALARM PLAN
SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES:

1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS. DEVICES SHALL BE COMPATIBLE WITH EXISTING NOTIFIER SYSTEM.
8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
10. INCLUDE FIRE ALARM PANEL MODIFICATIONS REQUIRED FOR COMPLETE AND FUNCTIONAL INSTALL. COORDINATE WITH ARCHITECTURAL PLANS AND SECTIONS.
11. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR (SIMPLEX) TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
12. MINIMUM SIZE CONDUIT TO BE 3/4".
13. PROVIDE A/V CIRCUIT LOAD TEST & UPDATED RISER DIAGRAM(S) AUTHORED BY APPROVED FIRE ALARM SYSTEM VENDOR PRIOR TO INITIATING WORK.
14. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT 'RECORD OF COMPLETION' AFFIRMING PROPER OPERATION.
15. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
16. UPDATE ROOM NAMES ON ANNUNCIATORS.
17. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
18. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

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